

1.0 INTRODUCTION

This Environmental Impact Report (EIR) evaluates the potential environmental effects associated with the implementation of the proposed Dos Colinas project as described in Section 3.0 Project Description of this EIR. The EIR is intended to provide information to the City of Carlsbad, public and quasi-public agencies and groups, and the general public regarding the potential environmental impacts, mitigation measures, and alternatives to the proposed project.

The proposed Dos Colinas project consists of 55.7 gross acres of land located in the northeast quadrant of the City of Carlsbad (City), San Diego County. Generally, the project site is located approximately 3 miles east of Interstate 5 and 2.5 miles south of State Route 78. More specifically, the site is located north of the intersection of Sunny Creek Road and College Boulevard, east of El Camino Real, and south of Cannon Road. The future alignment of College Boulevard Reach "A" will define the eastern boundary of the Continuing Care Retirement Community site, as well as the western boundary of the affordable housing site.

The proposed project consists of two separate sites: 1) the Continuing Care Retirement Community (CCRC) site; and, 2) the affordable housing site. The CCRC site would be developed with a total of 309-units which include a mixture of detached cottages, as well as independent and assisted living units. A portion of the CCRC site will also be developed to accommodate the relocation of a recreational vehicle (RV) storage and garden area to serve the residents of Rancho Carlsbad Estates. The affordable housing site would be developed with a 29-unit affordable housing complex located on a non-contiguous parcel located approximately 400 feet south of the CCRC site.

The CCRC and affordable housing sites will be developed by separate minor subdivision applications (MS 09-03 and MS 09-04) and are being processed independently pursuant to the Subdivision Map Act (Government Code §66410). However, due to the proximity of the sites, timing of development, and the similarity of the environmental constraints and impacts, the two minor subdivisions are being considered as a single project pursuant to the California Environmental Quality Act (CEQA).

The proposed project involves the following legislative actions: General Plan Amendment (GPA 09-02), Zone Change (ZC 09-02), Residential Mobile Home Park Amendment (RMHP 96-01(D)), Specific Plan 191 Amendment (SP 191(C)), and Local Facilities Management Plan Zone 15 Amendment (LFMP 15(E)) by the City of Carlsbad.

The discretionary actions include a Site Development Plan (SDP 09-02), Floodplain Special Use Permit (SUP 09-02), Hillside Development Permit (HDP 09-02), Habitat Management Plan Permit (HMP 09-02), Variance (V 09-02), and HMP Consistency Findings. Additional City actions include approval of two Minor Subdivision applications (MS 09-03 and MS 09-04).

1.1 Legal Requirements

The City of Carlsbad is the lead agency for the preparation of this EIR as defined by CEQA (Public Resources Code Section 21067 as amended).

This EIR was prepared in accordance with the current guidelines for the preparation of EIRs issued by the City of Carlsbad (Carlsbad Municipal Code Title 19) and complies with all criteria, standards and procedures of the California Environmental Quality Act (CEQA) of 1970, as amended (Public Resources Code Section 21000 et seq.); and the Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines) published by the Resources Agency of the State of California (California Administrative Code Sections 15000 et. seq.).

This EIR is intended to provide information to public agencies, the general public, and decision makers, regarding the project-specific and cumulative environmental impacts of the proposed project. Under the provisions of CEQA:

"The purpose of an environmental impact report is to identify the significant effects on the environment of a project, to identify alternatives to the project, and to indicate the manner in which those significant effects can be mitigated or avoided." (Public Resources Code Section 21002.1(a)).

1.2 Project Background

1.2.1 Notice of Preparation

The City of Carlsbad issued a Notice of Preparation (NOP) for the preparation of an Environmental Impact Report for the proposed project on November 21, 2009. The NOP was mailed to city, county, and state and federal agencies, other public agencies, and various interested private organizations and individuals. The purpose of the NOP was to identify public agency and public concerns regarding the potential impacts of the proposed project, and the scope and content of environmental issues to be addressed in the EIR. Comment letters in response to the NOP were received from the U.S. Fish and Wildlife Service and California Department of Fish and Game (joint letter), U.S. Army Corps of Engineers, Endangered Habitats League, San Diego County Archaeological Society, Inc., Preserve Calavera, Friends of Aviara, Tania M. Azar (resident), Julie Leader (resident), and Richard and Shirley Russell (residents).

The City of Carlsbad held a public scoping meeting for the project on December 10, 2009, to obtain input as to the scope of environmental issues to be examined in the EIR. Members of the public were invited to ask questions regarding the proposed project and the environmental review process, and to comment in writing on the scope and content of the EIR. Written comments received during the 30-day review period for the NOP as well as during the public scoping meeting are included as Appendix A of this EIR.

1.3 Availability of Reports

This Draft EIR is available for public review at the City of Carlsbad Planning Department, 1635 Faraday Avenue, Carlsbad, California 92008. Copies are available to the public upon payment of a charge for reproduction. Copies are also available for review at the following locations: 1) City Clerk's Office, 1200 Carlsbad Village Drive; 2) Georgina Cole Library, 1250 Carlsbad Village Drive; and, 3) Carlsbad Main Library, 1775 Dove Lane. Documents at these locations may be reviewed during regular business hours. The Draft EIR is also posted on the City of Carlsbad's official website at www.carlsbadca.gov.

1.4 Comments Requested

Comments of all public agencies, organizations, and individuals are invited regarding the information contained in this Draft EIR. All comments on the Draft EIR should be sent to the following City of Carlsbad contact:

Shannon Werneke, Associate Planner
City of Carlsbad
1635 Faraday Avenue
Carlsbad, CA 92008-7314

Following the 45-day public review and comment period for the Draft EIR, the City will prepare a written response for each written comment received on the Draft EIR. The written comments and City responses to those comments, as well as any required EIR changes, will be incorporated into a Final EIR. The Final EIR will be certified by the City at the time the project is considered for approval.

1.5 Structure of this EIR

1.5.1 Draft EIR

The structure of the EIR is identified in the Table of Contents. Volume I of this EIR is organized into eight sections:

Section 1.0 Introduction, provides a brief introduction of the project, legal requirements, and purpose of an EIR, project background, availability of reports, and comments requested on the Draft EIR.

Section 2.0 Executive Summary, provides a summary of the proposed project, including a summary of project impacts, mitigation measures, and project alternatives.

Section 3.0 Project Description, provides a detailed description of the proposed project including on- and off-site improvements, development characteristics, land uses, and discretionary actions.

Section 4.0 Environmental Setting, provides a general description of the environmental setting of the project. A more detailed description of the environmental setting is provided within each environmental issue discussion located within Section 5.0.

Section 5.0 Environmental Impact Analysis and Mitigation Measures provides a detailed analysis of project impacts and identifies mitigation measures designed to reduce significant impacts.

Section 6.0 Alternatives to the Proposed Project provides a description of, and analysis of alternatives to the proposed project.

Section 7.0 Analysis of Long-Term Effects discusses the cumulative impacts, significant irreversible environmental changes, unavoidable significant environmental impacts, and areas of no significant impact.

Section 8.0 References lists the references and persons responsible for preparation of the EIR.

Appendix A includes the Notice of Preparation and Public Comment Letters associated with the proposed project.

1.5.2 Technical Appendices

The technical reports for traffic, air quality, greenhouse gases, noise, biology, cultural resources, paleontology, geology, hazards and hazardous materials, and hydrology/water quality are provided on the attached CD found on the back cover of this EIR.

2.0 EXECUTIVE SUMMARY

2.1 Project Location

The proposed Dos Colinas project is located in the northeast quadrant of Carlsbad (City), San Diego County. Generally, the project site is located approximately 3 miles east of Interstate 5 and 2.5 miles south of State Route 78. More specifically, the project site is located north of the intersection of Sunny Creek Road and College Boulevard, east of El Camino Real, and south of Cannon Road. The future alignment of College Boulevard Reach "A" will define the eastern boundaries of the Continuing Care Retirement Community site, as well as the western boundary of the affordable housing site.

2.2 Project Description Summary

The Dos Colinas project consists of three primary components: 1) the development of a 309-unit Continuing Care Retirement Community (CCRC); 2) the relocation and reconstruction of a recreational vehicle (RV) storage and garden area for the residents of Rancho Carlsbad Estates; and, 3) the development of a 29-unit income restricted multi-family development (i.e., apartments).

Continuing Care Retirement Community

The CCRC project is comprised of a total of 309 units. The housing types include detached cottages, and attached independent living and assisted living units. Each of the CCRC unit-types will be available for lease only and professional care services, including dietary and medical services, as defined pursuant to Carlsbad Municipal Code Section 21.04.295, will be provided on-site. Support services such as meals, housekeeping, laundry, transportation, social/personal care services, and recreational activities will also be provided on-site. The CCRC community will be licensed by the California State Department of Social Services as a "Continuing Care Retirement Community." Additionally, the assisted living component of the project will be subject to a license from the California State Department of Social Services to operate as a "Residential Care Facility for the Elderly." Given the nature of the services provided on a daily basis, the CCRC will be classified as a professional care facility.

RV Storage/Garden Site

The proposed project also involves the relocation and reconstruction of an existing recreational vehicle storage and garden lot for the Rancho Carlsbad Estates community. This area will be relocated from its current location off-site on APN 168-050-36 to the project site. The relocation of the existing RV storage and garden areas is required as a mitigation measure for the previously-certified Calavera Hills Master Plan Phase II, Bridge and Thoroughfare District No. 4 & Detention Basins Environmental Impact Report (EIR No. 98-02, SCH No. 99111082).

The RV storage and garden lot is proposed to be located along the northwestern boundary of the project site adjacent to the western extent of the CCRC site.

Affordable Housing Site

The affordable housing site is proposed to be developed on a 3.2-gross acre vacant parcel located approximately 400 feet southeast of the CCRC and RV storage and garden parcels. The subject parcel is proposed to be subdivided into two lots which will accommodate the affordable housing development as well as open space to preserve the area encompassing Agua Hedionda Creek and the supporting riparian canopy. A total of 29 low-income multi-family affordable units are proposed.

2.3 Environmental Impacts

The City of Carlsbad has determined that the proposed project may have a significant effect on the environment and that preparation of an Environmental Impact Report (EIR) is required pursuant to CEQA and State CEQA Guidelines. The environmental issue areas examined in this EIR are land use, traffic/circulation, air quality, greenhouse gas emissions, noise, biological resources, cultural resources, geology/soils, paleontological resources, hazardous materials and hazards, grading and aesthetics, hydrology/water quality, population/housing, and public services and utilities.

Table 2-1, at the end of this section, provides a summary of the potential environmental impacts, mitigation measures to reduce potential significant impacts associated with the proposed project, and the level of significance of each impact after the implementation of proposed mitigation measures. The table is provided in a hierarchy of impacts with three overall impact categories. These impact categories are as follows: Category I - Significant and Unavoidable Impacts; Category II - Impacts Mitigated to a Level of Less Than Significant; and, Category III – Less Than Significant Impacts.

As identified in Table 2-1, the following impacts have been identified associated with the proposed project:

Category I - Significant, Unmitigable Impacts

No significant, unmitigable impacts associated with implementation of the proposed project have been identified.

Category II – Impacts Mitigated to a Level Less Than Significant

Implementation of the proposed project will result in significant impacts as a result of future construction and operation activities that will occur within the project site. Significant impacts have been identified to the following environmental issue areas:

- Air Quality (Short-term Construction)
- Greenhouse Gas Emissions
- Noise
- Biological Resources
- Cultural Resources
- Geology/Soils
- Paleontological Resources
- Hazardous Materials and Hazards
- Grading and Aesthetics
- Hydrology/Water Quality
- Public Services and Utilities

Implementation of proposed mitigation measures identified in this EIR will reduce the impact to these resource areas to a level less than significant.

Category III – Less than Significant Impacts

Impacts were determined to be less than significant for the following areas:

- Land Use
- Traffic/Circulation
- Population/Housing
- Agricultural and Forest Resources (see Section 7.5.1)
- Mineral Resources (see Section 7.5.2)
- Recreation (see Section 7.5.3)

2.4 Potential Areas of Controversy and Issues to be Resolved

The State CEQA Guidelines Section 15123(b)(2) requires the identification of areas of controversy known to the lead agency, including issues raised by agencies and the public. Concerns identified by those responding to the NOP (see Appendix A) include:

- Project impacts on sensitive biological resources, and the project's compliance with the requirements and standards of the City's Habitat Management Plan (HMP).
- Potential impacts on regional and local wildlife movement corridors.
- The proposed project's potential effects on hydrology (floodplain modification) and corresponding consistency with the City's HMP as it relates to development in the floodplain,
- The project's potential effects on water quality within the Calavera Creek and Agua Hedionda Creek watersheds, which are tributary to the Agua Hedionda Lagoon.
- Potential indirect impacts to the corridor functions of the Agua Hedionda Creek associated with the proposed project, which would introduce development adjacent to the creek. Potential indirect effects include noise, lighting, and inevitable human intrusion into the creek that could degrade the biological values of the creek.
- Project impacts on the City's adopted Drainage Master Plan with respect to whether the project would affect any anticipated maintenance program for the creek or associated drainage infrastructure.
- Compliance with the recommendations included in the Agua Hedionda Watershed Management Plan.

- Direct and indirect impacts to wetlands.
- Impacts to potentially significant cultural resources.
- Suitability of the affordable housing site for smart growth.
- Appropriateness of the proposed high density land use in consideration of existing rural properties.
- Safety impact for seniors, emergency vehicles, delivery trucks, and employees due to various project components (i.e., medical facilities, residential, open space).
- Future traffic volumes and the potential for increased traffic.
- Impact to air quality due to significantly greater traffic and emission pollutants.
- Visual and construction-related impacts associated with mass grading of the site.
- Economic viability of the Continuing Care Retirement Community.

Areas of controversy identified by those who attended a public scoping meeting on the proposed project include:

- Health issues related to fugitive dust and noise during the construction phases of the project and the mitigation measures that would be implemented.
- Cumulative impacts.
- Potential significant increase in water demand and usage during mandatory water restrictions.
- Visual impacts associated with views of construction equipment from surrounding homes.
- Safety and hazard impacts related to construction of the proposed College Boulevard Reach "A."
- Potential for an increase of cars parked on the street and vandalism in the surrounding community due to an influx of new residents on the affordable housing site.

All comments to the NOP and scoping meeting have been reviewed and addressed in this Draft EIR.

Issues to be Resolved

The State CEQA Guidelines Section 15123(b)(3) also requires a discussion of issues to be resolved including a choice of alternatives and whether or how to mitigate the significant effects. Based on all information included in the Record of Proceedings, the City Council must decide whether or not the EIR was prepared in compliance with CEQA (Public Resources Code 21000, et. seq.) and Guidelines for Implementation of CEQA (California Code of Regulations Section 15000, et. seq.). If deemed compliant with CEQA, the City Council shall certify the EIR and consider whether to approve the proposed project or one of the project alternatives. Furthermore, the City Council must decide if the proposed mitigation is adequate and choose

whether or how to mitigate any significant impacts. Alternatives to the proposed project have also been identified that would reduce or avoid the potentially significant impacts associated with the project. These alternatives include the No Project/No Development Alternative, Existing General Plan Alternative, and No Affordable Housing Alternative. The City Council would need to decide to approve one of the four alternatives discussed in this EIR instead or approve the proposed project.

2.5 Alternatives to the Proposed Project

The following alternatives have been evaluated and discussed in detail in Chapter 6, Alternatives, in this EIR:

No Project/No Development Alternative. The No Project/No Development Alternative assumes that the Dos Colinas project, as proposed, would not be implemented and the project site would not be developed. The No Project/No Development Alternative would not provide new assisted living units and affordable housing to meet the needs of the City of Carlsbad's anticipated population growth. Overall, the No Project/No Development Alternative would not meet any of the project objectives.

Existing General Plan Alternative. The Existing General Plan Alternative assumes that the project site would be developed pursuant to the specifics of the existing General Plan land use designations. Under this scenario, development of the project site would be primarily a series of single-family residential subdivisions (residential low-medium density) approximating 4 dwelling units per acre. Open space areas, similar to the existing open space areas that surround the site, will be maintained. The entire CCRC site would consist of residential units and the affordable housing site would consist of both open space and residential. As compared to the proposed project, the Existing General Plan Alternative would provide 136 less dwelling units than the proposed project, assuming that the CCRC site is considered a residential use (the CCRC facility is considered a commercial use under the proposed project due to the specific type of operation proposed).

The Existing General Plan alternative would not include the development of a continuing care retirement community, although, it is assumed that the RV storage/garden area would be included. The low and medium density residential character of the project would discourage affordability of residential units, and thus not result in the provision of moderate-priced housing pursuant to the Regional Housing needs. Grading is assumed to be similar in area and quantity as the proposed project.

No Affordable Housing Alternative. Under this alternative the proposed affordable housing site would not be developed with 29 affordable housing units and would remain vacant land. The affordable housing units would be developed either within the proposed development on the CCRC site, or at another location off-site.

TABLE 2-1
Summary of Significant Impacts and Mitigation Measures

Impact(s)	Recommended Mitigation Measure(s) (MM)	Significance of Impact(s) After Mitigation
Section 5.1 – Land Use		
No land use impacts were identified; therefore, no mitigation measures are proposed.		
Section 5.2 – Transportation/Circulation		
Based on the established Significance Criteria, no capacity related impacts were calculated at the key study area intersections and street segments. Therefore, no mitigation measures are required for the project. However, traffic-related improvements and design features will be implemented.	<ol style="list-style-type: none"> 1. Because the project proposes access to College Boulevard, it is required that the project shall provide half-width improvements to College Boulevard along the entire project frontage. 2. The two proposed driveways serving the CCRC site on College Boulevard shall be designed to align with the future driveways associated with Cantarini Ranch Project, and provide adequate corner sight distance. In the instance that Dos Colinas proceeds before Cantarini Ranch, the project shall be made responsible to signalize and energize these two driveways. 3. A traffic signal shall also be installed at the planned intersection of College Boulevard/Cannon Road. The project shall pay a fair-share contribution to the installation of these signals. 4. All internal roadways shall be built to the City of Carlsbad's standards. 5. The raised median on Sunny Creek Road shall to be removed in part to allow full access to the affordable housing site. 	Less than Significant
Section 5.3 – Air Quality		
Implementation of the proposed project would result in a significant air quality impact due to exceedances in oxides of nitrogen (NO _x) of the SDAPCD threshold during Rough Grading/Hauling.	<p>A. Short-term Construction Impacts</p> <p>Mitigation Measures AQ-1 and AQ-2 have been shown by the California Air Resources Board (CARB) to be effective in reducing NO_x and diesel particulate emissions. Proper implementation of these measures through Best Available Control Technology (BACT) is expected to reduce emissions to below a level of significance.</p> <p>MM AQ-1</p> <p>Construction equipment shall be equipped with an engine designation of EPA Tier 2 or better Tier (Tier 2+). A list of the construction equipment and the</p>	Less than Significant

TABLE 2-1
Summary of Significant Impacts and Mitigation Measures

Impact(s)	Recommended Mitigation Measure(s) (MM)	Significance of Impact(s) After Mitigation
	<p>associated EPA Tier shall be submitted to the City Planning Department prior to issuance of a grading permit.</p> <p>MM AQ-2</p> <p>All scraper equipment shall meet the "Blue Sky Series" equivalent standard. The "Blue Sky Series" designation (40 CFR Part 89) is a voluntary program enacted by the USEPA requiring participating engine manufacturers to produce cleaner burning engines that are at least 40% better than the current Tier 2 or 3 mandates. This measure would require the use of scraper equipment that meets this standard (or equivalent).</p> <p>These standards are specific below:</p> <ul style="list-style-type: none"> The maximum CO emissions from Tier 2 equipment is 0.0082 pounds per horsepower-hour (lb/HP-hr) for equipment with power ratings between 50 and 175 HP, and 0.0057 lb/HP-hr for equipment with power ratings over 175 HP. Tier 3 ratings only apply between 50 to 750 HP and are identical to Tier 2 requirements. Tier 4 requirements (to be phased-in between 2008 and 2015) set a sliding scale on CO limits ranging from 0.0132 lb/HP-hr for small engines, to 0.0057 lb/HP-hr for engines up to 750 HP. The maximum NOx and PM10 emissions from Tier 2 equipment are 0.0152 and 0.0003 lb/HP-hr regardless of the engine size. Tier 3 emissions were either not adopted or must meet the Tier 2 requirement. Tier 4 standards further reduce this level to 0.0006 lb/HP-hr for NO_x and 0.00003 lb/HP-hr for PM for engines over 75 HP. <p>A list of the scraper equipment and the associated EPA Tier (Blue Sky Series or equivalent) shall be submitted to the City Planning Department prior to issuance of a grading permit.</p>	

TABLE 2-1
Summary of Significant Impacts and Mitigation Measures

Impact(s)	Recommended Mitigation Measure(s) (MM)	Significance of Impact(s) After Mitigation
	<p>B. Long-term Operational Impacts No long-term operational impacts are identified. Therefore, no mitigation is required.</p>	
<p>Section 5.4 – Greenhouse Gas Emissions Implementation of the proposed project would contribute approximately 1,551 metric tons CDE/year which would exceed the 900-ton quantitative threshold suggested by the California Air Pollution Control Officers Association (CAPCOA). The project is required to be consistent with the requirements of AB 32.</p>		
	<p>Construction Measures MM GHG-1 Prior to the issuance of a grading permit for any phase of project development, the proposed project shall demonstrate that the following greenhouse gas offset measures have been implemented, or will be implemented during construction activities.</p> <p>The Diesel Equipment (Compression Ignition) offset Strategies (40% to 60% Reduction):</p> <ol style="list-style-type: none"> 1. Electricity from power poles shall be used rather than temporary diesel power generators. 2. Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or precombustion chamber engines. 3. Scraper equipment shall meet the "Blue Sky Series" equivalent standard (reference Mitigation Measure AQ-2 in Section 5.3-Air Quality.) 4. Other construction equipment used for the project shall utilize EPA Tier 2 or better engine technology. <p>Vehicular Trip (Spark Ignition) Offset Strategies (30% to 70% Reduction):</p> <ol style="list-style-type: none"> 1. Commute alternatives shall be encouraged by informing construction employees and customers about transportation options for reaching your location [i.e. post transit schedules/routes]. 	Less than Significant

TABLE 2-1
Summary of Significant Impacts and Mitigation Measures

Impact(s)	Recommended Mitigation Measure(s) (MM)	Significance of Impact(s) After Mitigation
	<p>2. Construction vehicles shall be kept well maintained to prevent leaks and minimize emissions.</p> <p>Operational Measures</p> <p>GHG-2</p> <p>Prior to the issuance of a building permit for any habitable structure, the Applicant shall demonstrate compliance with the following measures. These measures shall be shown on the building plans for each component of the project (i.e., affordable housing building, IL and AL buildings, cottages), to ensure that the features will be incorporated into the project. Verification of compliance can be accomplished as part of City inspection of buildings prior to issuance of certificate of occupancy.</p> <p>On-site Energy Offset Strategies (50% to 70% Reduction):</p> <ol style="list-style-type: none"> 1. All new structures shall meet California Code of Regulations Title 24 part 6: California's Energy Efficiency Standards. 2. All new structures shall use compact fluorescent lights. 4. Dimmable ballasts to dim lights to take advantage of daylight shall be installed. 5. A programmable thermostat shall be installed in all habitable units to control heating and air conditioning. 6. All major hot water pipes shall be insulated. 7. Refrigeration cold suction lines shall be insulated. 8. Weather stripping shall be used to close air gaps around doors and windows. 	

TABLE 2-1
Summary of Significant Impacts and Mitigation Measures

Impact(s)	Recommended Mitigation Measure(s) (MM)	Significance of Impact(s) After Mitigation
	9. Electrical equipment, including all appliances shall be Energy Star compliant. 10. Ceiling fans shall be installed in the cottages and affordable housing units.	
Section 5.5 – Noise Implementation of the proposed project would result in a significant noise impact related to construction activities affecting adjacent noise-sensitive uses.	MM N-1 Prior to Grading Permit issuance for Phase I and Phase II, the Applicant shall ensure that: <ul style="list-style-type: none"> • All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers. • Construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible. • During construction, stationary construction equipment shall be placed such that emitted noise is directed away from or shielded from sensitive noise receivers. • During construction, stockpiling and vehicle staging areas shall be located as far as practical from noise sensitive receptors. • The project shall be in compliance with the City's Municipal Code such that grading activities are limited to the hours of 7:00 a.m. to sunset, Monday through Friday, and between 8:00 a.m. and sunset on Saturday. 	Less than Significant

TABLE 2-1
Summary of Significant Impacts and Mitigation Measures

Impact(s)	Recommended Mitigation Measure(s) (MM)	Significance of Impact(s) After Mitigation
<p>The proposed project has a potential to result in a noise impact related to recreational noise associated with the use of the park amphitheatre, picnic area, and children's play area during nighttime hours.</p>	<p>MM N-2 The park amphitheatre, picnic area, recreation areas for the IL buildings, and children's play area shall not be used between the hours of 10:00 p.m. and 7:00 a.m. This restriction shall be included as a Conditional to the CCRC facility's conditional use permit.</p>	<p>Less than Significant</p>
<p>The ground floor noise level of the assisted/independent living buildings adjacent to College Boulevard would range up to 71 dB CNEL. The noise level would exceed the City's noise guidelines by up to 11 dB, and would result in a significant noise impact.</p>	<p>MM N-3 Prior to the development of Phase II, six to eleven-foot high noise barriers shall be constructed to mitigate noise impacts adjacent to College Boulevard. The noise barrier heights at the CCRC site are depicted on Figure 5.5-4. Figure 5.5-5 depicts the noise barrier heights at the affordable housing site. The noise barriers may be constructed as a wall, berm, or combination of both; however, the overall height of the masonry wall shall not exceed six feet. The noise barriers must have a surface density of at least 3.5 pounds per square foot, and have no openings or cracks. The wall may be constructed of 5/8 inch Plexiglas, any masonry material, or a combination of these materials.</p>	<p>Less than Significant</p>
<p>The proposed project has a potential to exceed the City of Carlsbad's maximum threshold of 45 dB for interior noise for residential land uses, which would result in a significant impact.</p>	<p>MM N-4 Prior to the issuance of building permits for the development of Phase II, an interior noise study will be required for the three independent living buildings, the assisted living/Alzheimer's building, and the affordable multi-family building to ensure that the interior CNEL would not exceed 45 dB. Any additional measures identified by the acoustical analysis that are necessary to achieve in interior standard of 45 dB CNEL shall be incorporated into the building/architectural plans. The buildings will require air-conditioning and/or mechanical ventilation and possibly sound-rated windows to mitigate the interior noise impact.</p>	<p>Less than Significant</p>

TABLE 2-1
Summary of Significant Impacts and Mitigation Measures

Impact(s)	Recommended Mitigation Measure(s) (MM)	Significance of Impact(s) After Mitigation
Implementation of the proposed project has a potential to result in a noise impact related to heating, ventilation, and air conditioning (HVAC) equipment.	<p>MM N-5 Prior to finalizing the mechanical equipment plans for the independent living buildings and the assisted living/Alzheimer's building of Phase II, the plans shall be evaluated to ensure that outdoor mechanical equipment noise would at a minimum not exceed 60 dB CNEL at the proposed adjacent cottage residences.</p>	Less than Significant
The proposed project would result in a noise impact associated with intermittent single-event aircraft overflight.	<p>MM N-6 New residents within the McClellan-Palomar Airport Overflight Notification Area as defined by the ALUCP shall be notified as part of the real estate disclosure package that the project area is outside the 60 db(A) CNEL airport noise impact area, but still subject to intermittent single-event noise impacts, sight and sound of aircraft operating from McClellan-Palomar Airport. The state statute dictates that the following statement shall be provided:</p> <p>NOTICE OF AIRPORT IN VICINITY: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.</p> <p>This measure shall be implemented concurrent with the real estate disclosure package. Prior to issuance of building permits for Phase II and the affordable housing development, the City of Carlsbad Planning Department shall be responsible for verification of implementation of this measure through the recordation of a Notice.</p>	Less than Significant

TABLE 2-1
Summary of Significant Impacts and Mitigation Measures

Impact(s)	Recommended Mitigation Measure(s) (MM)	Significance of Impact(s) After Mitigation
	<p>MM N-7</p> <p>Prior to recordation of the final map for Phase II and the final map for the affordable housing development, an overflight notification document shall be recorded for any local agency approval or new residential land use development within the overflight notification area. The document shall inform property owners that the property is subject to aircraft overflight, aircraft noise exposure, and other airport-related impacts. The City of Carlsbad Planning Department shall be responsible for verification of implementation of this measure through the recordation of a Notice ("Noise Form No. 2").</p>	
<p>Section 5.6 – Biological Resources</p> <p>Development of the proposed project would result in impacts to vegetation communities; plant species; wetlands; and, sensitive wildlife during construction of the proposed project.</p>		
	<p>Mitigation Required for Phase I Construction</p> <p>Phase I Construction activities consist of grading to support the new RV storage/garden plot parcel. Specific Phase I construction activities include:</p> <ul style="list-style-type: none"> • Placement of fills for the RV area per grades approved by the MS-09-04 • Borrow of on-site soil (Parcel 1) adjacent to, but outside the limits of the proposed RV parcel (Parcel 2) per grading limits shown on MS-09-04 • Grading of proposed water quality bio-retention • Mitigation for hydromodification impacts <p>MM B-1</p> <p>Prior to issuance of a grading permit for improvements proposed for Phase I of construction (i.e., grading to support the new RV storage/garden plot parcel), per the Carlsbad HMP, the Applicant shall pay mitigation fees as a result of significant direct impacts to 7.0 acres of extensive agriculture (HMP Habitat Group F) and 0.6 acre of disturbed habitat (HMP Habitat Group F). Table 5.6-7 identifies the HMP mitigation fee requirement and required mitigation for each vegetation community.</p>	Less than Significant

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Summary of Significant Impacts and Mitigation Measures

Impact(s)	Recommended Mitigation Measure(s) (MM)	Significance of Impact(s) After Mitigation
	<p>MM B-2 Prior to issuance of a grading permit, construction (grading and building) and design measures listed below shall be implemented into the construction documents to avoid and minimize the likelihood of unanticipated impacts occurring.</p> <ul style="list-style-type: none"> • Prior to construction activities, BMPs shall be implemented according to the City's HMP and/or according to Appendix B of the Final MHCP Subarea Plan, Volume II. • Prior to construction activities, all wetland areas within 50 feet of construction shall be protected by orange environmental fencing to protect them from damage. Fencing shall not interfere with wildlife movement or flows along the riparian corridors. • Silt fencing or other sediment trapping devices shall be installed and maintained in order to prevent run-off from entering the water systems during construction activities. • The project biologist shall inspect all construction fencing prior to construction and shall monitor initial clearing and grubbing activities to avoid unanticipated impacts. This monitoring does not replace specific mitigation measures identified above. • Adequate requirements for dust, drainage, and erosion control shall be incorporated into project plans and grading conditions. The erosion control material shall include a hydroseed-mix of non-invasive herbaceous species, consisting of similar species currently on site. Specifically, the hydroseed-mix shall avoid those species listed by the California Invasive Plant Inventory (Cal-IPC). In addition, construction storm water management plans shall be prepared and followed through the implementation of a Storm Water Pollution Prevention Plan (SWPPP). 	

TABLE 2-1
Summary of Significant Impacts and Mitigation Measures

Impact(s)	Recommended Mitigation Measure(s) (MM)	Significance of Impact(s) After Mitigation
	<ul style="list-style-type: none"> • Spoil, trash, and debris shall be removed to an off-site approved disposal facility. • Prior to construction, the project biologist shall provide training to construction personnel regarding the need to avoid impacts to sensitive species and habitat areas, and allowable construction and work practices at the construction site relative to sensitive wildlife. • All environmental permits and authorizations for work shall be kept on site and fully reviewed and complied with by the project superintendent and City representative. 	
Phase II construction will result in an impact to less than 0.1 acre of disturbed valley needleglass grassland and 0.6 acre Diegan coastal sage scrub.	<p>MM B-3 After completion of site grading and associated Phase I improvements for the RV storage/garden parcel, areas temporarily impacted shall be revegetated with appropriate native species for erosion control purposes.</p> <p>Mitigation Required for Phase II Construction Phase II Construction activities consist of the construction of the CCRC site/community and the affordable housing component.</p> <p>Applies to CCRC Site MM B-4 Prior to the issuance of a grading permit, mitigation for the permanent and temporary impacts to disturbed valley needleglass grassland and Diegan coastal sage scrub shall be accomplished through preservation on-site. Table 5.6-7 identifies the HMP mitigation ratio/requirement and required mitigation for each vegetation community. A mitigation ratio of 3:1 shall be applied to permanent impacts to <0.1 (0.01) acre of disturbed valley needleglass grassland and a mitigation ratio of 1:1 shall be applied to</p>	Less than Significant

TABLE 2-1
Summary of Significant Impacts and Mitigation Measures

Impact(s)	Recommended Mitigation Measure(s) (MM)	Significance of Impact(s) After Mitigation
	<p>permanent impacts to 0.6 acre of Diegan coastal sage scrub as the result of the CCRC site. 0.12 acre of disturbed valley needlegrass grassland and 0.60 acre of Diegan coastal sage scrub shall be placed within the proposed Upland Biological Open Space located within the CCRC site (Parcel 3 of MS 09-04). This open space is located just north of Agua Hedionda Creek. Restoration would occur via removal of non-native species and replacement with native grasses and sage scrub associates.</p> <p>A conceptual mitigation, maintenance, and monitoring plan will be required for the restoration and preservation of Upland Biological Open Space. This plan would include the following elements: 1) objectives; 2) site selection criteria; 3) site protection instruments (e.g., conservation easements); 4) baseline information (for impact and compensation sites); 5) credit determination methodology; 6) mitigation work plan; 7) maintenance plan; 8) ecological performance standards; 9) monitoring requirements; 10) long-term management plan; 11) adaptive management plan; and 12) financial assurances.</p>	
<p>Phase II construction activities has the potential to result in inadvertent impacts to habitat areas not considered impacted as part of the proposed grading footprint for the project.</p>	<p>Applies to CCRC Site and Affordable Housing Site</p> <p>MM B-5</p> <p>Prior to issuance of a grading permit, construction (grading and building) and design measures listed below shall be implemented into the construction documents to avoid and minimize the likelihood of unanticipated impacts occurring.</p> <ul style="list-style-type: none"> • Prior to construction activities, BMPs shall be implemented according to the City's HMP and/or according to Appendix B of the Final MHCP Subarea Plan, Volume II. • Prior to construction activities, all wetland areas within 50 feet of construction shall be protected by orange environmental fencing to 	<p>Less than Significant</p>

TABLE 2-1
Summary of Significant Impacts and Mitigation Measures

Impact(s)	Recommended Mitigation Measure(s) (MM)	Significance of Impact(s) After Mitigation
	<p>protect them from damage. Fencing shall not interfere with wildlife movement or flows along the riparian corridors.</p> <ul style="list-style-type: none"> • Silt fencing or other sediment trapping devices shall be installed and maintained in order to prevent run-off from entering the water systems during construction activities. • The project biologist shall inspect all construction fencing prior to construction and shall monitor initial clearing and grubbing activities to avoid unanticipated impacts. This monitoring does not replace specific mitigation measures identified above. • Adequate requirements for dust, drainage, and erosion control shall be incorporated into project plans and grading conditions. The erosion control material shall include a hydroseed-mix of non-invasive herbaceous species, consisting of similar species currently on site. Specifically, the hydroseed-mix shall avoid those species listed by the California Invasive Plant Inventory (Cal-IPC). In addition, construction storm water management plans shall be prepared and followed through the implementation of a Storm Water Pollution Prevention Plan (SWPPP). • Spoil, trash, and debris shall be removed to an off-site approved disposal facility. • Prior to construction, the project biologist shall provide training to construction personnel regarding the need to avoid impacts to sensitive species and habitat areas, and allowable construction and work practices at the construction site relative to sensitive wildlife. • All environmental permits and authorizations for work shall be kept on site and fully reviewed and complied with by the project superintendent and City representative. 	

TABLE 2-1
Summary of Significant Impacts and Mitigation Measures

Impact(s)	Recommended Mitigation Measure(s) (MM)	Significance of Impact(s) After Mitigation
<p>Site grading has the potential to result in increased erosion as a result of clearing existing vegetated areas that will be temporarily impacted.</p>	<p>Applies to CCRC Site MM B-6 After completion of site grading and associated Phase II improvements, native areas temporarily impacted shall be revegetated with appropriate native species for erosion control purposes.</p>	<p>Less than Significant</p>
<p>The project will result in direct impacts to 27.3 acres of extensive agriculture, 0.5 acres of eucalyptus woodland, and 1.2 acres of disturbed habitat.</p>	<p>Applies to CCRC Site and Affordable Housing Site MM B-7 Prior to issuance of a grading permit for improvements proposed for Phase II of construction, per the Carlsbad HMP, the Applicant shall pay mitigation fees as a result of significant direct impacts to 27.3 acres of extensive agriculture (HMP Habitat Group F), 0.5 acres of eucalyptus woodland, and 1.2 acres of disturbed habitat (HMP Habitat Group F). Table 5.6-7 identifies the HMP mitigation fee requirement and required mitigation for each vegetation community.</p>	<p>Less than Significant</p>
<p>Construction of the proposed off-site storm drain will result in an impact to 0.01 acre of non-vegetated earthen stream bank subject to regulation by the California Department of Fish and Game.</p>	<p>Applies to CCRC Site and Affordable Housing Site MM B-8 Prior to issuance of a grading permit, the construction of the storm drain located on APN 209-060-58 will require development of a streambed alteration agreement with the CDFG, pursuant to section 1602 of the California Fish and Game Code. On-site restoration and preservation of wetlands shall occur within a Riparian Biological Open Space, located within Agua Hedionda Creek and supports high quality riparian habitat. Specifically, 0.01 acre of habitat would be enhanced through removal of non-native species and replacement with native riparian habitat on Agua Hedionda Creek. The open space has been</p>	<p>Less than Significant</p>

TABLE 2-1
Summary of Significant Impacts and Mitigation Measures

Impact(s)	Recommended Mitigation Measure(s) (MM)	Significance of Impact(s) After Mitigation
	<p>designed in accordance with the Carlsbad HMP and includes preservation of habitat that could be credited towards mitigation.</p> <p>In addition, a monitoring biologist shall be on-site during a) initial clearing and grubbing of habitat and b) project construction within 300 feet of preserved habitat to ensure compliance with all conservation measures. The biologist must be knowledgeable of upland and wetland biology and ecology. The biologist shall perform the following duties:</p> <ul style="list-style-type: none"> • Oversee installation of and inspect temporary fencing and erosion control measures within or up-slope of all restoration and/or preservation areas a minimum of once per week and daily during all rain events to ensure that any breaks in the fence or erosion control measures are repaired immediately. • Monitor the work area weekly to ensure that work activities do not generate excessive amounts of dust. • Train all contractors and construction personnel on the biological resources associated with this project and ensure that training is implemented by construction personnel. At a minimum, training will include: a) the purpose for resource protection; b) the conservation measures that should be implemented during project construction, including strictly limiting activities, vehicles, equipment, and construction materials to the fenced project footprint to avoid sensitive resource areas in the field (i.e., avoided areas delineated on maps or on the project site by fencing); d) environmentally responsible construction practices, and e) the protocol to resolve conflicts that may arise at any time during the construction process. 	

TABLE 2-1
Summary of Significant Impacts and Mitigation Measures

Impact(s)	Recommended Mitigation Measure(s) (MM)	Significance of Impact(s) After Mitigation
No raptor nests were observed during biological surveys; however, there is the potential that active raptor nest would be present during project construction.	<ul style="list-style-type: none"> Halt work, if necessary, and confer with the Wildlife Agencies to report any violation to the Wildlife Agencies within 24 hours of discovery of its occurrence. <p>Applies to CCRC Site and Affordable Housing Site</p> <p>MM B-9</p> <p>Construction (grading and building) of the proposed project during the general avian and raptor breeding season (January 15 – September 15) shall be conducted only after initial surveys for active nests are completed by the project biologist. If an active nest is found, no "take" of nesting migratory birds may occur in accordance with regulatory requirements of the federal MBTA and California Fish and Game Codes §3503 and §3513.</p>	
One pair of least Bell's vireo and at least two fledglings were detected to occupy the riparian habitat within Agua Hedionda Creek located immediately north of the affordable housing site. Construction noise at the affordable housing site has the potential to indirectly impact this species if present during construction activity.	<p>Applies to Affordable Housing Site</p> <p>MM B-10</p> <p>Prior to the issuance of a grading permit, construction (grading and building) adjacent to the least Bell's vireo occupied habitat is to occur outside of the vireo breeding season (March 15 – September 15). If avoidance of the nesting bird season is not feasible, vegetation removal and construction activities may occur during the restricted work period if the project biologist conducts a focused survey for active nests within forty-eight (48) hours prior to work in the area. If the survey identifies an active nest, a buffer shall be established between the construction activities and the active nest so that nesting activities are not interrupted. The buffer shall be delineated by temporary fencing, and shall be in effect throughout construction or until the nest is no longer active. The buffer shall be a minimum of 300 feet of a listed bird nest. The Applicant may consult with the CDFG to discuss a reduced buffer size if species sensitivity and localized conditions (e.g., width and type of screening vegetation between the nest and the proposed activity, terrain,</p>	Less than Significant

TABLE 2-1
Summary of Significant Impacts and Mitigation Measures

Impact(s)	Recommended Mitigation Measure(s) (MM)	Significance of Impact(s) After Mitigation
<p>One pair of least Bell's vireo and at least two fledglings were detected to occupy the riparian habitat within Agua Hedionda Creek located immediately north of the affordable housing site. Construction noise at the affordable housing site has the potential to indirectly impact this species if present during construction activity.</p>	<p>existing level of human activity within the buffer and in the surrounding area, and existing ambient level) warrant a reduced buffer.</p> <p>Applies to Affordable Housing Site</p> <p>MM B-11</p> <p>Construction noise levels at the riparian canopy edge shall be kept below 60 dBA Leq from 5 a.m. to 11 a.m. during peak nesting periods (March 15 – July 15). For the balance of the day/season, the noise levels shall not exceed 60 decibels, averaged over a one-hour period. Noise levels shall be monitored and monitoring reports shall be provided to the jurisdictional city, USFWS, and CDFG. Noise levels in excess of this threshold shall require written concurrence from USFWS and CDFG and may require additional minimization/mitigation measures.</p>	<p>Less than Significant</p>
<p>The proposed project has the potential to result in indirect impacts to biological resources, most notably from the effects of disturbance/clearing of native vegetation that could result in conditions suitable for non-native, weedy species intrusion and other detrimental edge effects such as increased predation pressure, increased brood parasitism, increased competition for nesting cavities from non-native species, and increased flora competition from weedy species. Indirect impacts may also include artificial lighting within wildlife habitat and increased erosion and sedimentation.</p>	<p>Applies to CCRC Site and Affordable Housing Site</p> <p>MM B-12</p> <p>To avoid significant indirect impacts due to increased lighting, non-native species introduction, and intrusion into adjacent habitats, the following measures shall be included into the project design prior to the issuance of a grading permit:</p> <ul style="list-style-type: none"> • Prior to construction (grading and building), permanent fencing (e.g., chain link or peeler core) shall be installed along the border of the Agua Hedionda Creek open space and upland open space, and informative signage shall be installed identifying the area as a preserve. • The project shall incorporate low sodium, downcast/fully shielded temporary (during construction activities if required) and permanent lighting (associated with development adjacent to the open space) within its lighting plan. 	<p>Less than Significant</p>

TABLE 2-1
Summary of Significant Impacts and Mitigation Measures

Impact(s)	Recommended Mitigation Measure(s) (MM)	Significance of Impact(s) After Mitigation
	<ul style="list-style-type: none"> Adequate requirements for dust, drainage, and erosion control shall be incorporated into project plans and grading permit conditions. The erosion control material shall include a hydroseed-mix of non-invasive herbaceous species, consisting of similar species currently on site, avoiding those species listed by the California Invasive Plant Inventory (Cal-IPC) as the "exotic pest plants of greatest concern" (Cal-IPC 1999). In addition, construction storm water management plans shall be prepared and followed through the implementation of a Storm Water Pollution Prevention Plan (SWPPP). 	
<p>The affordable housing site project proposes a modified buffer (less than 100 feet as required by the HMP) from the Agua Hedionda Creek riparian canopy.</p>	<p>Applies to the Affordable Housing Site MM B-13</p> <p>A modified buffer of 97 feet shall be incorporated from the edge of the riparian canopy associated with Agua Hedionda Creek.</p> <p>To ensure that the modified buffer for the affordable housing site is managed for natural biological values and that appropriate plants are located within the 60-foot fuel modification zone, the following planting palette (from south to north within the 100-foot buffer) and restrictions on maintenance of the detention basin shall be implemented:</p> <ol style="list-style-type: none"> The first 20 feet of the fuel modification area includes the stormwater cleansing bio-swale. <p>Recommended plants include yerba mansa, saltgrass, beardless wild ryegrass, and southwestern spiny rush. The yerba mansa and saltgrass are prostrate native ground cover plants while the beardless wild ryegrass and southwestern spiny rush would provide limited low height vertical cover while still meeting the City's fuel modification zone restrictions.</p>	Less than Significant

TABLE 2-1
Summary of Significant Impacts and Mitigation Measures

Impact(s)	Recommended Mitigation Measure(s) (MM)	Significance of Impact(s) After Mitigation
	<p>2. The next 20 feet of the fuel modification area includes the slope down into the detention basin.</p> <p>Recommended plants include saltgrass, beardless wild ryegrass, and deergrass.</p> <p>3. The next 20 feet of the fuel modification area includes the detention basin (ground cover will be needed for erosion/runoff purposes).</p> <p>Recommended plants include yerba mansa, California evening primrose, mariposa rush Mexican rush, and Carex species. Removal of vegetation within the basin is expected to be infrequent and limited to the Fall. Maintenance activities (i.e., removal of vegetation) must occur outside the vireo breeding season (March 15- September 15).</p> <p>The remaining lands include the slope connecting to the existing riparian habitat, which would not have to be maintained and thus shall be replanted with riparian trees along with native understory.</p> <p>Recommended plants include arroyo willow, western sycamore, mule fat, Mexican elderberry, coast live oak, California blackberry, southwestern spiny rush, and western poison oak.</p> <p>4. The entire modified buffer for the affordable housing site shall be hydroseeded with low-growing native herbaceous species for erosion control purposes. The hydroseed shall consist of low-growing native herbaceous species as listed above.</p>	
<p>The southern portion of the CCRC site would be designated as open space. Single-family residences are not permitted in open space zones. Furthermore, this portion of the CCRC site is proposed as open space to expand the Agua Hedionda Creek corridor and would be lowered to increase the floodplain.</p>	<p>Applies to CCRC Site MM B-14</p> <p>Prior to the recordation of MS-09-04, all structures, including a vacant single family home and all accessory structures on the southern parcel of the CCRC site (APN # 209-06-071 shall be removed properly off-site.</p>	<p>Less than Significant</p>

TABLE 2-1
Summary of Significant Impacts and Mitigation Measures

Impact(s)	Recommended Mitigation Measure(s) (MM)	Significance of Impact(s) After Mitigation
<p>Section 5.7 – Cultural Resources</p> <p>Due to the project area containing dense scattering of prehistoric sites and its location near the Agua Hedionda Lagoon, a major resource center for prehistoric populations (the San Diegoito Complex, La Jolla Complex, and Luiseño Indians), there is the potential that previously undiscovered archaeological resources could be encountered during grading activities on either portion of the project site (CCRC site or affordable housing site).</p>	<p>Prior to the issuance of grading permits for any phase of development, the following mitigation measure shall be implemented for both the CCRC site (including the RV storage and garden area) and the affordable housing site:</p> <p>MM CR-1</p> <p>Monitoring of brushing, grading, and trenching shall be required during the construction of the project in order to identify any significant components of each archaeological site that were not observed during data recovery excavations. Monitoring will also focus on any potential to discover sites that were not identified in the previous surveys due to the resources being buried or masked from view. In the event that any previously unrecorded sites are discovered during brushing, grading, or trenching, a significance evaluation shall be performed, and, if the resource is found to be important, appropriate mitigation shall be applied before grading can resume at the location of the discovery. Appropriate mitigation would consist of implementation of a data recovery program.</p> <p>All archaeological resources, unless otherwise required by law and other than burial-related artifacts, that are excavated or removed from prehistoric or historic sites during testing, data recovery projects and all associated project data, including but not limited to field notes, photos, catalogues and final reports will be permanently curated at a qualified repository as defined by the "State of California Guidelines for the Curation of Archaeological Collections." Owner (project developer) agrees additionally to execute a release of title form and to pay such fees as required for curation that are in effect at such qualified repository at the time of curation. All curation shall be accomplished within six (6) months from completion of project.</p>	Less than Significant

TABLE 2-1
Summary of Significant Impacts and Mitigation Measures

Impact(s)	Recommended Mitigation Measure(s) (MM)	Significance of Impact(s) After Mitigation
	<p>The applicant shall provide verification that a qualified archaeologist and/or archaeological monitor has been retained to implement the archaeological construction monitoring and data recovery programs. Prior to issuance of a grading permit for any phase of the development, verification shall be documented by a letter from the applicant and the archaeologist/archaeological monitor to the City.</p> <p>Additionally, the following measures shall be implemented prior to and during grading activities:</p> <p>MM CR-2</p> <p>As a means of mitigating cultural concerns of the San Dieguito Complex, La Jolla Complex, and Luiseño Indians, monitoring of grading in the archaeological site locations shall be performed by either knowledgeable San Dieguito Complex, La Jolla Complex, Luisenos or archaeologists. The field monitors shall have the authority to temporarily halt grading and to examine prehistoric resources if they are encountered. Prior to the commencement of grading for the CCRC site (including the RV storage and garden area) and Affordable Housing Site, respectively, the Construction Contractor shall meet with the Archaeological Monitor to determine when grading and archaeological monitoring would take place in proximity to archaeological sites.</p> <p>MM CR-3</p> <p>Prior to commencement of grading of the CCRC site (including the RV storage and garden area) and Affordable Housing Site, the developer shall enter into a pre-excavation agreement with a representative of the San Luis Rey Band of Mission Indians. The purpose of the agreement will be to formalize procedures for the treatment of Native American human remains, burial, ceremonial or cultural sites that may be uncovered during any ground disturbance activity.</p>	

TABLE 2-1
Summary of Significant Impacts and Mitigation Measures

Impact(s)	Recommended Mitigation Measure(s) (MM)	Significance of Impact(s) After Mitigation
	In the event archaeological features are discovered, the archaeological monitor shall be empowered to suspend work in the immediate area of the discovery until such time as a data recovery plan can be developed and implemented. Work outside the area of the find shall proceed along with the continuation of archaeological monitoring.	
<p>Section 5.8 – Geology/Soils</p> <p>The proposed project may be prone to landslides and slope instability, potential settlement, and liquefaction. In addition, due to the existing underlying soils on the project site there is a potential risk for the site to contain unstable soils. Therefore, the proposed project has a potential to result in a significant geology/soils impact.</p>	<p>MM GS-1</p> <p>Prior to approval of final engineering and grading plans for either the CCRC site, RV storage/garden area, or the affordable housing site, the City shall verify that all recommendations contained in the Updated Geotechnical Investigation Dos Colinas Residential Development and the Geotechnical Investigation Dos Colinas Affordable Housing Site (Southern California Soil & Testing, 2009) have been incorporated into all final engineering and grading plans. The City's soil engineer and engineering geologist shall review grading plans prior to finalization, to verify plan compliance with the recommendations of the report. All future grading and construction of the project site shall comply with the geotechnical recommendations contained in the geotechnical reports. These reports identify specific measures for mitigating geotechnical conditions on the project site, and addresses grading, slope stability, foundations, concrete slabs-on-grade, and earth retaining walls.</p> <p>In addition to the Mitigation Measures identified above, the project will be required to comply with the following City standard Conditions of Approval:</p> <ul style="list-style-type: none"> • The proposed project shall comply with the City's Excavation and Grading Ordinance (§15.16, Carlsbad Municipal Code). • Grading information shall be submitted for review by the City with each subdivision map. Grading shall comply with grading standards and manufactured slope revegetation requirements of the City. 	Less than Significant

TABLE 2-1
Summary of Significant Impacts and Mitigation Measures

Impact(s)	Recommended Mitigation Measure(s) (MM)	Significance of Impact(s) After Mitigation
	<ul style="list-style-type: none"> The proposed project shall comply with the Dos Colinas CCRC site and the affordable housing site landscape sections and the City of Carlsbad Landscape Manual. All applicable federal, state, and local permits regarding drainage shall be obtained. Such permits include the National Pollution Discharge Elimination System (NPDES) permit from the Regional Water Quality Control Board. Erosion control measures shall be provided to the satisfaction of the City Engineer in accordance with the City's grading and erosion control requirements (Municipal Code §15.16. et. seq.). The locations of all erosion control devices shall be noted on the grading plans. All grading permits issued authorizing grading during the rainy season (November 16th of any year to April 14th of the following year), shall require the installation of all erosion and sedimentation control protective measures in accordance with city standards. Erosion and runoff control measures shall be designed and bonded prior to approval of grading permits by the City. All permanent slopes shall be planted with erosion control vegetation, drained and properly maintained to reduce erosion within 30 days of completion of grading. Erosion control and drainage devices shall be installed in compliance with the requirements of the City. All erosion and sedimentation control protective measures shall be maintained in good working order throughout the duration of the rainy season unless it can be demonstrated to the City Engineer that their removal at an earlier date will not result in any unnecessary erosion of or sedimentation on public or private properties. 	

TABLE 2-1
Summary of Significant Impacts and Mitigation Measures

Impact(s)	Recommended Mitigation Measure(s) (MM)	Significance of Impact(s) After Mitigation
<p>Section 5.9 – Paleontological Resources</p> <p>Implementation of the proposed project (at both the CCRC site, RV storage/garden, and the affordable housing site) will require earthwork that will occur within Quaternary (Pleistocene terrace deposits) and Tertiary (Santiago Formation) deposits, including the Santiago Formation. These formations have a high paleontological resource sensitivity. Because the proposed project will disturb geological formations that have a high sensitivity, the potential impact to paleontological resources is considered significant.</p>	<p>CCRC Site and Affordable Housing Site</p> <p>MM PR-1</p> <p>Prior to project site grading for all phases of development for the CCRC site, RV/Storage Garden area, or affordable housing site, a qualified paleontologist shall be retained to carry out an appropriate mitigation program. A qualified paleontologist is defined as an individual with an M.S. or Ph.D. in paleontology or geology who is familiar with paleontology procedures and techniques.</p> <ul style="list-style-type: none"> The qualified paleontologist shall be present at the pre-construction meeting to consult with grading and excavation contractors concerning excavation schedules, paleontological field techniques, and safety issues. A paleontological monitor shall be onsite on a full-time basis during the original cutting of previously undisturbed deposits of high paleontological resource potential (Pleistocene Terrace Deposits and Santiago Formation) to inspect exposures for contained fossils. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials. The paleontological monitor should work under the direction of a qualified paleontologist. When fossils are discovered the paleontologist (or paleontological monitor) shall recover them. In most cases, this fossil salvage can be completed in a short period of time. However, some fossil specimens (such as a complete large mammal skeleton) may require an extended salvage period. In these instances the paleontologist (or paleontological monitor) shall be allowed to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner. Because of the 	<p>Less than Significant</p>

TABLE 2-1
Summary of Significant Impacts and Mitigation Measures

Impact(s)	Recommended Mitigation Measure(s) (MM)	Significance of Impact(s) After Mitigation
	<p>potential for the recovery of small fossil remains, such as isolated mammal teeth, it may be necessary in certain instances, to set up a screen-washing operation on the site.</p> <ul style="list-style-type: none"> Fossil remains collected during the monitoring and salvage portion of the paleontological mitigation program shall be cleaned, repaired, sorted, and cataloged. Prepared fossils, along with copies of all pertinent field notes, photos, and maps, shall be deposited (as a donation) in a scientific institution with permanent paleontological collections such as the San Diego Natural History Museum. Donation of the fossils shall be accompanied by financial support for initial specimen storage. A final paleontological monitoring and recovery (if applicable) summary report shall be completed that outlines the results of the mitigation program. This report shall include discussions of the methods used, stratigraphic section(s) exposed, fossils collected, and significance of recovered fossils. 	
Section 5.10 – Hazardous Materials and Hazards		
Implementation of the proposed project has a potential to result in a significant hazardous materials/hazards impact related to the presence of horse manure onsite.	<p>MM HM-1 Horse manure encountered onsite shall be stockpiled, disposed of offsite, and handled separately. Implementation of this measure shall be verified by the City of Carlsbad Planning and Building Departments.</p>	Less than Significant
The structures on the site are up to 50 years old and may contain asbestos and lead based paint materials.	<p>MM HM-2 Prior to demolition of the vacant home located on APN 209-060-71 (i.e. "southern parcel" on CCRC site), an asbestos and lead-based paint survey shall be performed and, if applicable, a mitigation report prepared and implemented. The mitigation report shall identify appropriate clean-up and disposal requirements necessary to avoid impacts related to asbestos and</p>	Less than Significant

TABLE 2-1
Summary of Significant Impacts and Mitigation Measures

Impact(s)	Recommended Mitigation Measure(s) (MM)	Significance of Impact(s) After Mitigation
Implementation of the proposed project has a potential to result in a significant hazardous materials/hazards impact if the septic system that was previously installed and used to treat wastewater from the ranch house is not removed and disposed of properly.	lead-based paint. Prior to issuance of building permits, implementation of any required measures shall be verified by the City of Carlsbad Planning and Building Departments. MM HM-3 If a septic system is encountered, the local oversight agency shall be notified and the septic system shall be abandoned properly.	Less than Significant
Section 5.11 – Grading and Aesthetics		
No grading and aesthetics impacts were identified; therefore, no mitigation measures are proposed.		
Section 5.12 – Hydrology/Water Quality		
The proposed project has the potential to result in significant adverse impacts related to erosion and siltation associated with the use of graders and other earthmoving equipment.	MM WQ-1 Prior to issuance of a grading permit for any phase of the development, the applicant shall prepare and submit for review and approval of the Carlsbad City Engineer, a Storm Water Pollution Prevention Program (SWPPP) to demonstrate that pollutants will be controlled through compliance with the City of Carlsbad Standard Urban Stormwater Mitigation Plan (SUSMP), General Construction Stormwater Permit (Order No. 2009-0009-DWR, NPDES CAS000002), and the General Municipal Stormwater Permit (Order No. R9-2007-0001, NPDES CAS0108758). The applicant shall be responsible for monitoring and maintaining the BMP erosion control measures identified below on a weekly basis in accordance with the City's grading and erosion control requirements (Municipal Code Section 15.16. et seq.). The locations of all erosion control devices shall be noted on the grading plans. BMPs that shall be installed include, but are not limited to, the following:	Less than Significant

TABLE 2-1
Summary of Significant Impacts and Mitigation Measures

Impact(s)	Recommended Mitigation Measure(s) (MM)	Significance of Impact(s) After Mitigation
	<ul style="list-style-type: none"> • Silt fence, fiber rolls, or gravel bag berms; • Check dams; • Street sweeping and vacuuming; • Storm drain inlet protection; • Stabilized construction entrance/exit; • Hydroseed, soil binders, or straw mulch; • Containment of material delivery and storage areas; • Stockpile management; • Spill prevention and control; • Waste management for solid, liquid, hazardous, and sanitary waste-contaminated soil; and, • Concrete waste management. 	
<p>Because a majority of the project site is currently undeveloped, the proposed project has a potential to result in a hydrology/water quality impact related to an increase in impervious areas over existing conditions, increasing stormwater runoff volumes and altering the route and velocity in which water flows across the project site</p> <p>Implementation of the proposed project will result in a significant impact to surface water quality.</p>	<p>MM WQ-2 Prior to the issuance of a grading permit for any phase of development, the applicant shall prepare a Final Hydromodification Plan in accordance with the Final Hydromodification Management Plan. The final plan shall show how the project complies with the applicable hydromodification provisions of Order R9-2007-0001 and is designed so that post-project runoff flow rates and directions do not exceed pre-project runoff flow rates and directions for applicable design storms.</p> <p>MM WQ-3 Prior to the issuance of grading permits or other approvals for any public or private right-of-way improvements or site development plans, the developer shall prepare and submit for review and approval of the Carlsbad City Engineer, improvement plans that demonstrate that pollutants will be</p>	Less than Significant
		Less than Significant

TABLE 2-1
Summary of Significant Impacts and Mitigation Measures

Impact(s)	Recommended Mitigation Measure(s) (MM)	Significance of Impact(s) After Mitigation
	<p>controlled through compliance with the City of Carlsbad SUSMP and Stormwater Management Program (SWMP). Approval of such plans shall be subject to a determination by the Carlsbad City Engineer that the proposed project has incorporated the post-development water quality pollution control site design BMPs, source control BMPs, and structural treatment control BMPs identified below into the project design to the maximum extent practicable:</p> <ul style="list-style-type: none"> • Street sweeping; • Inlet basin labeling; • Filtering bioretention units; • Pervious pavement; • Vegetated swales; • Detention/infiltration basins; and, • Covered trash enclosures. 	
Chapter 5.13 – Population/Housing		
No population/housing impacts were identified; therefore, no mitigation measures are proposed.		
Chapter 5.14 – Public Services and Utilities		
The proposed project would not result in substantial adverse impacts associated with the provision of new or physically altered public services and utilities facilities. Any impact would be small, temporary, or short-term and are addressed in the Air Quality, Biology, Noise, and Water Quality Sections of this EIR.	Mitigation measures identified in Sections 5.3 Air Quality (short-term construction), 5.5 Noise (short-term construction), 5.6 Biological Resources, and 5.12 Hydrology/Water Quality (short-term construction and long-term operational) will reduce the impact to the construction and operation of drainage facilities to a less than significant level.	Less than Significant

Source: BRG Consulting, Inc., 2010.

3.0 PROJECT DESCRIPTION

3.1 Site Location and Description

The proposed Dos Colinas project, which includes a Continuing Care Retirement Community (CCRC), a recreational vehicle storage area and garden plots for Rancho Carlsbad Estates, and an affordable housing component, consists of 55.7 gross acres of land located in the northeast quadrant of Carlsbad (City), San Diego County. Carlsbad is a coastal city located 30 miles north of downtown San Diego. The City is bordered to the north by the city of Oceanside, to the south by the city of Encinitas, to the east by the cities of Vista and San Marcos, and on the west by the Pacific Ocean. The project site is located approximately 3 miles east of Interstate 5 and 2.5 miles south of State Route 78. Figure 3-1 depicts the location of the project site from a regional perspective.

More specifically, the project site comprises three irregularly-shaped parcels which are located north of Sunny Creek Road, east of El Camino Real, and south of Cannon Road. The future alignment of College Boulevard Reach "A" will define the eastern boundaries of the CCRC site as well as the western boundary of the affordable housing site. Figure 3-2, Vicinity Map, depicts the project site in the context of the local circulation system. The CCRC/recreational vehicle storage area, and affordable housing sites will be developed by separate minor subdivision applications (MS 09-03 and MS 09-04) and will be processed independently pursuant to the Subdivision Map Act (Government Code §66410). However, the two minor subdivisions are being considered as a single project pursuant to CEQA due to the proximity of the sites, timing of development, and the similarity of the environmental constraints and impacts. In addition, in order to facilitate the relocation of the recreational vehicle area associated with MS 09-04, a phased map may be recorded. The details of the potential phasing are discussed below under Section 3.2.2.

Continuing Care Retirement Community (CCRC) Parcels (MS 09-04). The CCRC site has a combined area of 52.5 acres (gross acres including the RV storage/garden area) and consists of Assessor Parcel Numbers (APNs) 209-060-70 and 209-060-71. Figure 3-3 depicts the APNs for the project site and the immediate surrounding area. The CCRC site primarily consists of vacant land, large portions of which have been historically utilized for agricultural operations. An unoccupied single-family home and equestrian-related accessory structures are located on the southern portion of the CCRC site. In addition, Agua Hedionda Creek runs from east to west along the southern boundary of the CCRC site. The CCRC site is located adjacent to and east of Rancho Carlsbad Estates and the Rancho Carlsbad Golf Course.

The easterly boundary of the CCRC site will be defined by the future extension of College Boulevard Reach "A." (EIR No. 98-02, SCH No. 99111082). The approved Cantarini Ranch and Holly Springs residential subdivisions (EIR No. 02-02, SCH No. 2002101081) are located generally to the north and east of the CCRC site. Topographically, the site is characterized by steep-to-gently sloping terrain. The southwestern portion of the site consists of relatively level, low-lying terrain (i.e., Agua Hedionda Creek area) while two large hills with slopes up to 40% and ranging in elevation from 59 to 144 feet above mean sea level (MSL) encompass the central portion of the site.



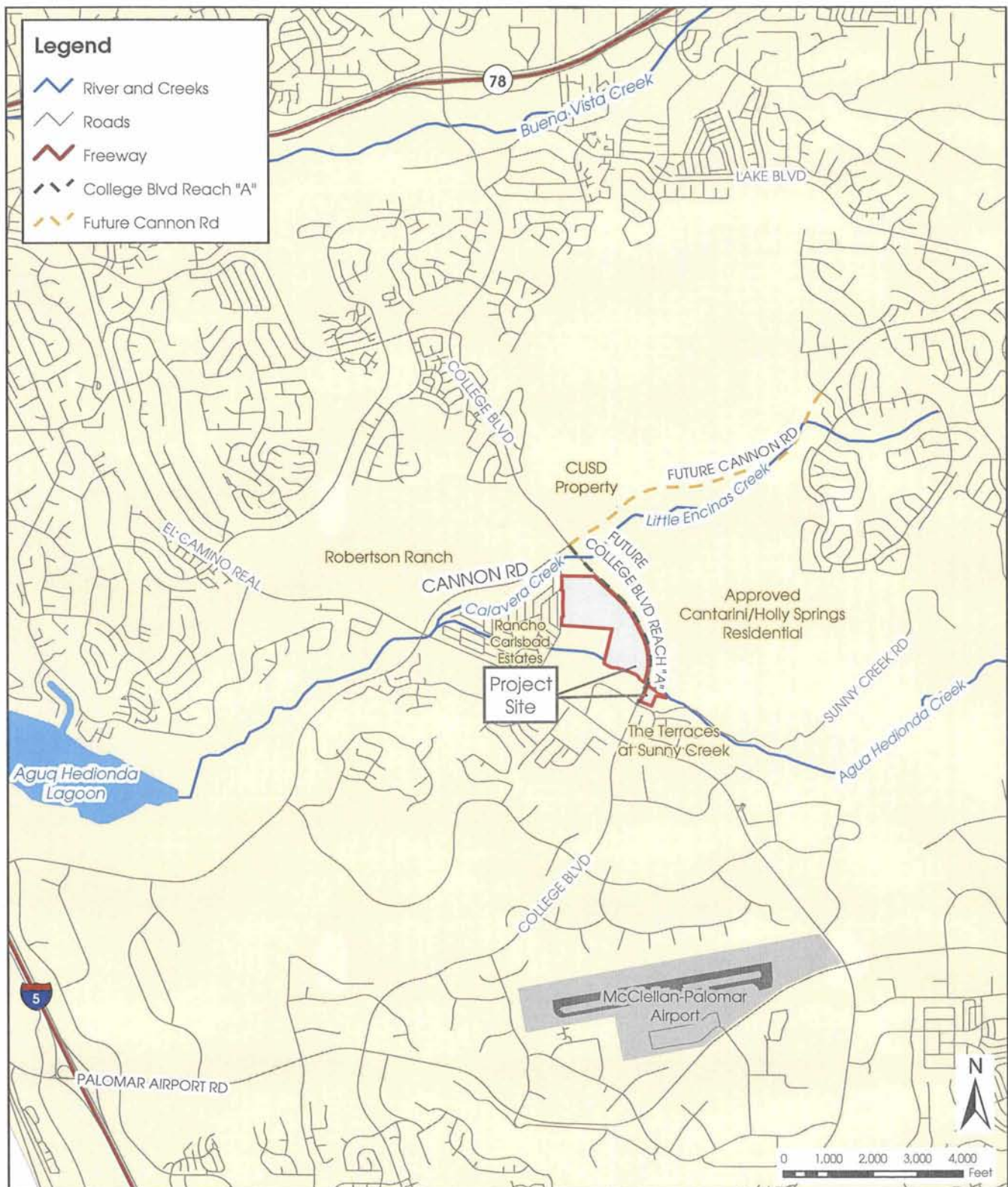
SOURCE: SanGIS, 2010; BRG Consulting, Inc., 2010

4/27/10



Dos Colinas EIR
Regional Vicinity

FIGURE
3-1



SOURCE: ESRI, 2008; SanGIS 2010; BRG Consulting, Inc., 2010

7/8/10



Dos Colinas EIR Vicinity Map

FIGURE
3-2



SOURCE: SanGIS, 2010; BRG Consulting, Inc., 2010

7/8/10



Dos Colinas EIR

Assessor Parcel Map

FIGURE
3-3

Affordable Housing Parcel (MS 09-03). The affordable housing site is located on APN 209-060-68 approximately 400 feet southeast of the CCRC site. The 3.2-acre parcel (gross) also currently consists of vacant land which has been historically used for equestrian-related uses. Agua Hedionda Creek parallels the northern property line and crosses from east to west through the northeastern corner of the lot. The site is bounded by the Agua Hedionda Creek to the north, the Terraces of Sunny Creek affordable multi-family development (high density) to the east, a remnant sliver of open space as well as the existing Terraces single-family development to the south, and equestrian-related structures to the west. Once the construction of College Boulevard Reach "A" is completed, the parcel's western boundary will be defined by College Boulevard. Topographically, the site is generally flat and the elevation change from the northern property line ranges from 73 feet above MSL (i.e., northern property line) to 60 feet above MSL (i.e., southern property line).

3.2 Project Characteristics

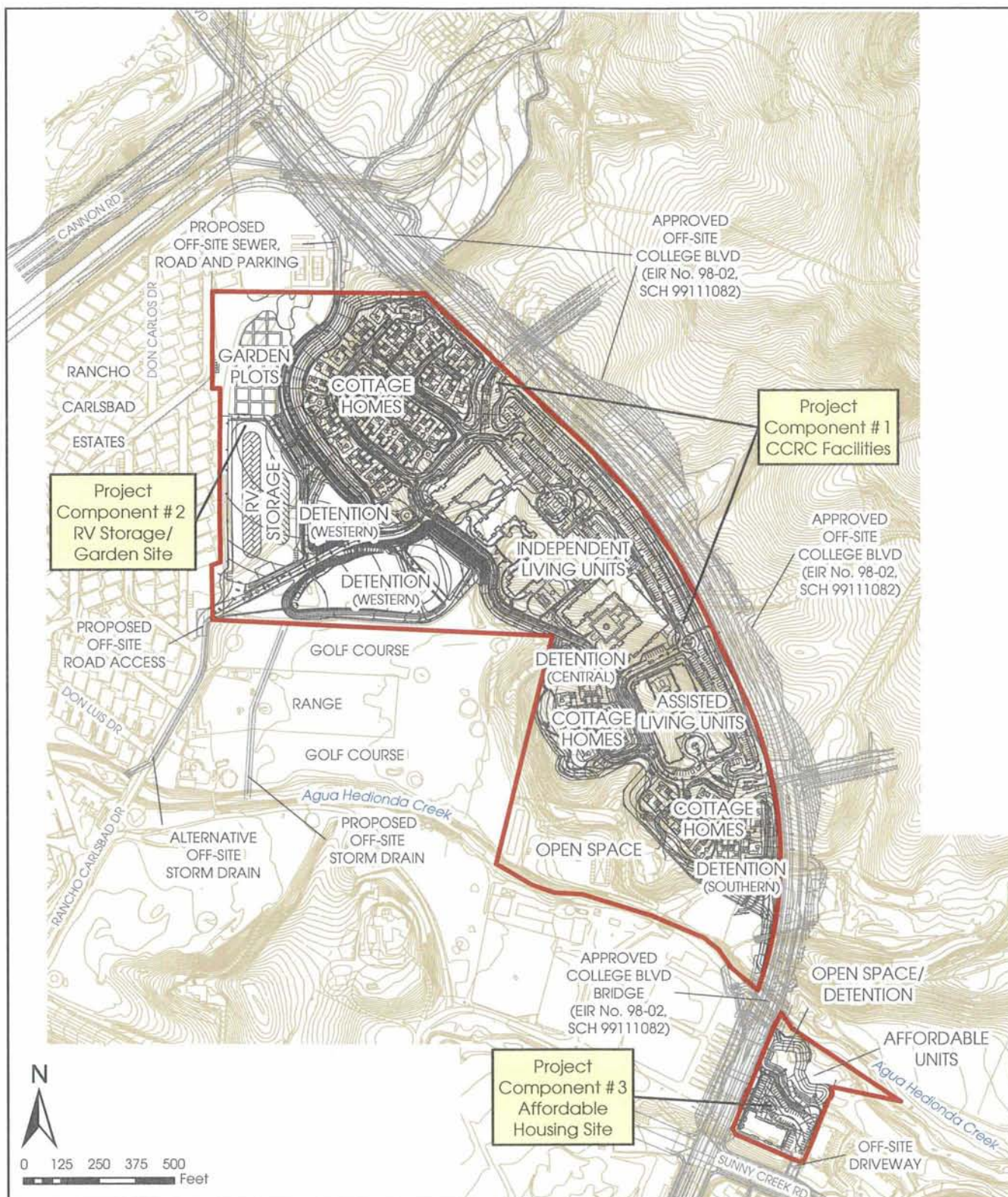
The Dos Colinas project consists of three primary components: 1) the development of a 309-unit Continuing Care Retirement Community (CCRC); 2) the relocation and reconstruction of a recreational vehicle (RV) storage and garden area for the residents of Rancho Carlsbad Estates; and, 3) the development of a 29-unit income restricted multi-family development (i.e., apartments). Figure 3-4 provides an overview of the project components. Table 3-1 provides a summary of the project characteristics. Figure 3-5 depicts the proposed parcel line exhibit for the CCRC site. The proposed RV storage/garden area would be located within proposed Parcel 2 as shown in Figure 3-5. The CCRC facilities, detention, and open space parcels would be located in Parcels 1, 3, and 4.

3.2.1 Continuing Care Retirement Community

The CCRC project is comprised of a total of 309 units which would be located within Parcel 1 (Figure 3-5). The housing types include detached cottages, and attached independent living and assisted living units. Each of the CCRC unit-types will be available for lease only and professional care services, including dietary and medical services, as defined pursuant to Carlsbad Municipal Code Section 21.04.295, will be provided onsite. Support services such as meals, housekeeping, laundry, transportation, social/personal care services, and recreational activities will also be provided onsite. The CCRC community will be licensed by the California State Department of Social Services as a "Continuing Care Retirement Community." Additionally, the assisted living component of the project will be subject to a license from the California State Department of Social Services to operate as a "Residential Care Facility for the Elderly."

Parking for the IL buildings will be provided by a subterranean parking garage (52 spaces) located within Building #3 as well as a surface parking lot (280 spaces) which is intended to be shared with the assisted living unit building. Figures 3-6a, 3-6b and 3-7 provide architectural elevations of the proposed IL buildings. Table 3-2 provides a detailed breakdown of the parking requirements and spaces provided.

Given the nature of the services provided on a daily basis, the CCRC will be classified as a professional care facility (i.e. commercial development) pursuant to the Carlsbad Municipal Code.



SOURCE: Hunsaker & Associates, 2010; BRG Consulting, Inc., 2010

7/8/10



Dos Colinas EIR

Project Overview

FIGURE

3-4

TABLE 3-1
Project Development Summary

Continuing Care Retirement Community (CCRC) Site (APN 209-060-70 and APN 209-060-71)			
52.5 gross acres			
49.3 net acres (3.2 acres associated with College Boulevard)			
41.8 acres net developable			
Parcel #1 – Continuing Care Retirement Community Parcel	36.13 net acres	Independent Living Units	166 Independent Living Units, Three, three-story buildings, 311,907sq. ft.
		Assisted Living Units	81 Assisted Living Units (95 beds total) One, two-story building, 82,070sq. ft.
		Cottages	62 single-story cottages, 80,862 sq. ft.
Parcel #2 - RV Storage/Garden area	6.73 net acres	--	--
Parcel #3 – Open Space/Biological Conservation Easement Parcel	1.2 net acres	--	--
Parcel #4 - Open Space Parcel Bio/Equestrian	5.19 net acres	--	--
TOTAL CCRC Units			309
TOTAL CCRC Square Footage			474,839sq. ft.
Affordable Housing Site (APN 209-060-68)			
3.2 gross acres			
2.66 net acres (0.53 acres associated with College Boulevard)			
2.27 net developable			
Parcel #1 - Multi-Family Parcel	1.99 acres	Affordable Housing Units	29 Affordable Units, One, Three-Story Building
Parcel #2 - Open Space/Biological Conservation Easement Parcel	0.67 acres	--	--

Source: Irwin Pancake Architects, 2010.

Independent Living (IL) Units. A total of 166 independent living (IL) units, consisting of 59, one-bedroom and 107, two bedroom units, will be located within three, three-story buildings. The IL buildings will be located in the central portion of the CCRC site, approximately 15-25 feet below the finished surface elevation of College Boulevard Reach "A." The IL buildings will have a combined floor area of 311,907 square feet and a maximum height of 35 feet (with architectural projections up to 47 feet in height).

Assisted Living (AL) Units. A total of 81 assisted living (AL) units (total of 95 beds) will be located within one, two-story building, which will be detached from, and located south of the independent living unit buildings. The two-story AL building ranges in height from 27 to 30 feet (with architectural projections up to 37 feet in height) and has a floor area of 82,070 square feet. The AL building will be located approximately 5-10 feet below the finished surface elevation of College Boulevard Reach "A." As indicated above, parking will be provided by a 280-space surface parking lot. While reciprocal parking will exist between the independent and assisted living unit buildings, surface parking spaces are proposed directly adjacent to the east and southern building elevations of the assisted living building; therefore, the spaces will be convenient and accessible to the assisted living residents. Figures 3-8a and 3-8b provide architectural elevations of the proposed assisted living building.

Cottages. A total of 62 single-story cottages, several of which will be attached to create duplexes, are proposed to be located in three clusters throughout the CCRC development (i.e., northern, southern, and western clusters of cottages). The cottages will have a maximum height of 18 feet and range in size from 1,140 square feet to 1,650 square feet. A breakdown of the unit types is as follows:

- 4, one bedroom/one bathroom + den
- 10, two bedroom/two bathroom
- 17, two bedroom/two bathroom + den
- 9, three bedroom/two bathroom
- 22, one bedroom/one bathroom + den designed as duplexes (i.e., total of 11 duplexes)

Parking for each of the cottages/duplexes will be provided by an attached two-car garage. A total of 18 guest parking stalls will also be provided and appropriately distributed throughout each cluster of cottages. Figures 3-9 and 3-10 provide architectural elevations for the Cottages.

Staffing/Operations. Staffing for Dos Colinas will consist of approximately 180 "full-time equivalent" (FTE) employees. The facility will run a three-shift operation to provide 24-hour coverage and care for its residents. The largest shift will consist of approximately 80 people and will staff the community during the normal weekday period ("business hours"). During the evening shift, the number of employees onsite will drop to approximately 40 people while approximately 20 will work the overnight shift. Peak street traffic resulting from employees will occur around shift changes at 7:00 a.m., 3:00 p.m., and 11:00 p.m. Deliveries will occur on weekdays with a range of two to five deliveries per day, scattered throughout the day. Deliveries will typically be single unit trucks and vans.



3 Building 3
SCALE: 1/16" = 1'-0"

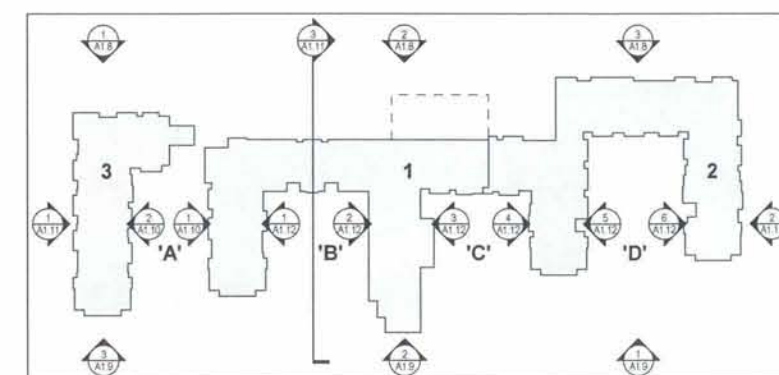
LEGEND:	
1	Concrete "S" Tile
2	18" Overhangs
3	Smooth Trowel Stucco
4	Aluminum Clad Windows
5	2" Decorative Foam Trim
6	Decorative Front Entry Door
7	Stone Veneer
8	Decorative Cornice
9	Decorative 2" Recess
10	Decorative Quatrefoil
11	Decorative Metal Railing
12	Wood Trellis



2 Building 1
SCALE: 1/16" = 1'-0"



1 Building 2
SCALE: 1/16" = 1'-0"



SOURCE: Irwin Partners Architects, 2010

7/8/10



Dos Colinas EIR

Independent Living West Building Elevations

FIGURE
3-6a



3 Building 2
SCALE: 1/16" = 1'-0"

LEGEND:

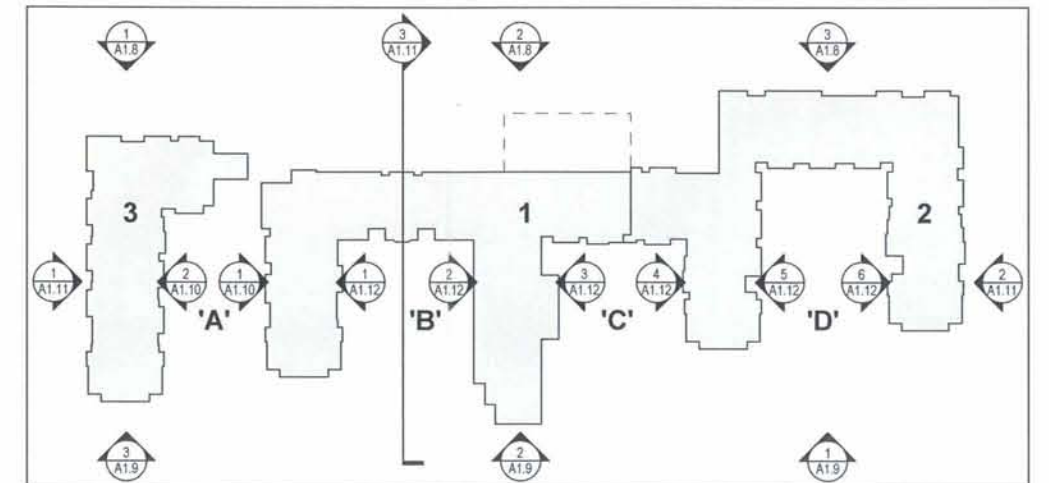
1	Concrete "S" Tile
2	18" Overhangs
3	Smooth Trowel Stucco
4	Aluminum Clad Windows
5	2" Decorative Foam Trim
6	Decorative Front Entry Door
7	Stone Veneer
8	Decorative Cornice
9	Decorative 2" Recess
10	Decorative Quatrefoil
11	Decorative Metal Railing
12	Wood Trellis



2 Building 1
SCALE: 1/16" = 1'-0"



1 Building 3
SCALE: 1/16" = 1'-0"



SOURCE: Irwin Partners Architects, 2010

7/8/10



Dos Colinas EIR

Independent Living East Building Elevations

FIGURE
3-6b



6 Bldg. 2 South Courtyard 'D'
SCALE 1/16" = 1'-0"



3 Bldg. 1 North Courtyard 'C'
SCALE 1/16" = 1'-0"



5 Bldg. 2 North Courtyard 'D'
SCALE 1/16" = 1'-0"



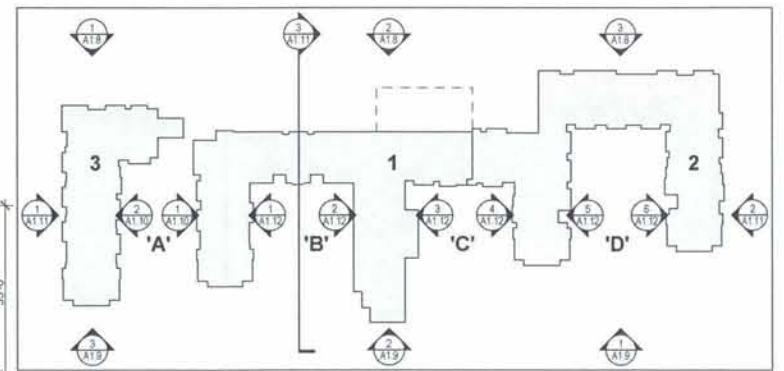
2 Bldg. 1 South Courtyard 'B'
SCALE 1/16" = 1'-0"



4 Bldg. 2 South Courtyard 'C'
SCALE 1/16" = 1'-0"



1 Bldg. 1 North Courtyard 'B'
SCALE 1/16" = 1'-0"



LEGEND:

- 1 Concrete "S" Tile
- 2 18" Overhangs
- 3 Smooth Trowel Stucco
- 4 Aluminum Clad Windows
- 5 2" Decorative Foam Trim
- 6 Decorative Front Entry Door
- 7 Stone Veneer
- 8 Decorative Cornice
- 9 Decorative 2" Recess
- 10 Decorative Quatrefoil
- 11 Decorative Metal Railing
- 12 Wood Trellis

SOURCE: Irwin Partners Architects, 2010

6/22/10



Dos Colinas EIR

Independent Living Courtyard Elevations

FIGURE
3-7

TABLE 3-2
Parking Summary

	Required	Provided
95 Assisted Living Beds and 165 Independent Living Units		
Independent Living	166 Units: 1.7 Spaces per Unit $166 \times 1.7 = 282.2$	Underground (Standard) = 52 Open/Bay/Parallel = 234 Handicapped (Incl. Garage) = 14 Compact = 32
Assisted Living	95 Beds (81 Units): 0.45 Spaces/Bed $95 \times 0.45 = 42.75$	
Independent/Assisted Living Total	326	332
Guest Total	1 space per 5 units is included in the 1.7 spaces/unit noted above	
TOTAL	326	332
Cottages North – 40 Units		
Residential	Cottages: 1.5 Spaces per Unit $1.5 \times 40 = 60$	Garages = 80
Residential Total	60	80
Guest	Cottages: 0.2 Spaces per Unit (1 in 5 spaces) $0.2 \times 40 = 8$	Standard = 6 Parallel = 4
Guest Total	8	10
TOTAL	68	90
Cottages West – 9 Units		
Residential	Cottages: 1.5 Spaces per Unit $1.5 \times 9 = 13.5$	Garages = 18
Residential Total	14	18
Guest	Cottages: 0.2 Spaces per Unit (1 in 5 spaces) $0.2 \times 9 = 1.8$	Standard = 5 Parallel = 0
Guest Total	2	5
TOTAL	16	23
Cottages South – 13 Units		
Residential	Cottages: 1.5 Spaces per Unit $1.5 \times 13 = 19.5$	Garages = 26
Residential Total	20	26
Guest	Cottages: 0.2 Spaces per Unit (1 in 5 spaces) $0.2 \times 13 = 2.6$	Standard = 2 Parallel = 1
Guest Total	3	3
TOTAL	23	29
Affordable Housing Site		
Residential	1 Bdrm/Studio Units: 1.5 Spaces per Unit $1.5 \times 23 = 34.5$ 2 and 3 Bdrm Units: 2 Spaces per Unit $2 \times 6 = 12$	Standard = 46
Residential Total	46.5	46
Guest	0.25 Spaces per Unit $0.25 \times 29 = 7.25$	Standard = 2 Handicapped = 3 Compact = 5
Guest Total	7.25	10
TOTAL	54	56
Entire Project		
Grand Total	488	530

Source: Hunsaker & Associates, Inc., 2010

Project Site Access. Primary access to the CCRC project site will be provided by two signalized private driveways located off of the extension of College Boulevard Reach "A" (EIR 98-02, SCH No. 99111082). In addition, an emergency access driveway which connects to Rancho Carlsbad Estates via Rancho Carlsbad Drive is proposed adjacent to the southern perimeter of the RV storage area (discussed in Section 3.2.2 below). The emergency access driveway will also provide secondary access to College Boulevard for Rancho Carlsbad Estates. A private access road for the maintenance of off-site sewer improvements is also proposed in between the northern cluster of cottages and a proposed hydromodification basin. The private road will tie into Don Carlos Drive to the north, which is a private driveway located within the Rancho Carlsbad Estates recreation parcel. These off-site improvements are described further in Section 3.3, Off-Site Improvements.

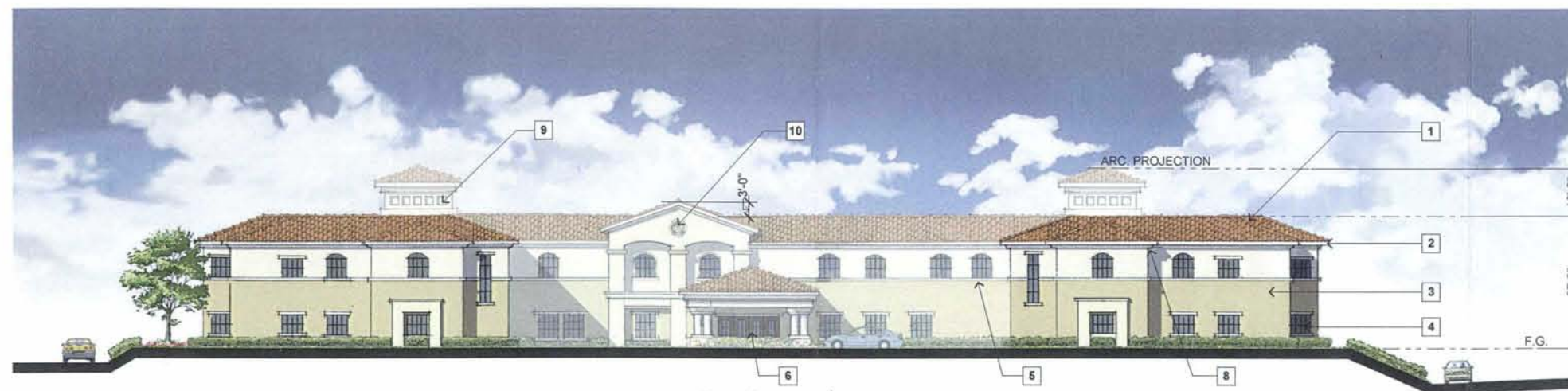
CCRC Internal Access. Internal access throughout the CCRC will be provided by a looped spine road designed around the IL and AL buildings, with separate private roads/driveways proposed off of the "spine" road and interconnecting walkways for each of the cluster cottages. The road would be located to the rear of the IL buildings and would serve as a promenade for the residents while also providing emergency fire access. The 28-foot-wide roadway would include enhanced asphalt concrete paving, areas of accent paving, entrance walkways, street lights, and safety fencing. A looped driveway for the northern cluster of cottages which connects to the main looped road around the CCRC development will also be provided.

Recreation Amenities

Independent Living Units and Cottages. A total of four recreation courtyards are proposed in between each of the wings (i.e., west) of the IL buildings. The courtyards will be available for use by the IL and cottage residents. Amenities such as putting greens, a koi pond, bocce ball, a swimming pool and spa, picnic areas, outdoor garden area, as well as a greenhouse/gardening center will be provided. Each of the courtyards will be accessed by the residents of the cottages via a pedestrian promenade. Figures 3-11 and 3-12 provide the landscape vignette of each of the courtyards. With the exception of emergency fire access, no vehicular access will be allowed throughout the promenade. Interior recreation amenities include a gaming room, card room, wine bar, billiards, art studio, gym, salon/spa, theater, lounge, gift shop, and a computer/internet area. In addition, parks, plazas, and open space with passive recreation will be provided throughout each cluster of cottages. The park and plaza near the northern cottage cluster would include the following: intimate amphitheater; fountain; seating areas; children's play structure; flower garden; raised planter with annual flower color; shade trellis; garden art; fireplace; picnic tables; and barbeque area. Figure 3-13 provides a landscape vignette for the park near the northern cottage cluster. The open space with passive recreation near the southern cottage cluster would include an overhead trellis, seating areas, a pedestrian walkway, fruit trees, and a raised planter with garden art and flower color.



2 West Elevation
SCALE: 1/16" = 1'-0"



1 South Elevation.
SCALE: 1/16" = 1'-0"

LEGEND:	
1	Concrete "S" Tile
2	18" Overhangs
3	Smooth Trowel Stucco
4	Aluminum Clad Window
5	2" Decorative Foam Trim
6	Decorative Entry Door
7	Wood Corbels
8	Decorative Cornice
9	Decorative 2" Recess
10	Decorative Quatrefoil
11	Decorative Metal Railing

SOURCE: Irwin Partners Architects, 2010

7/7/10



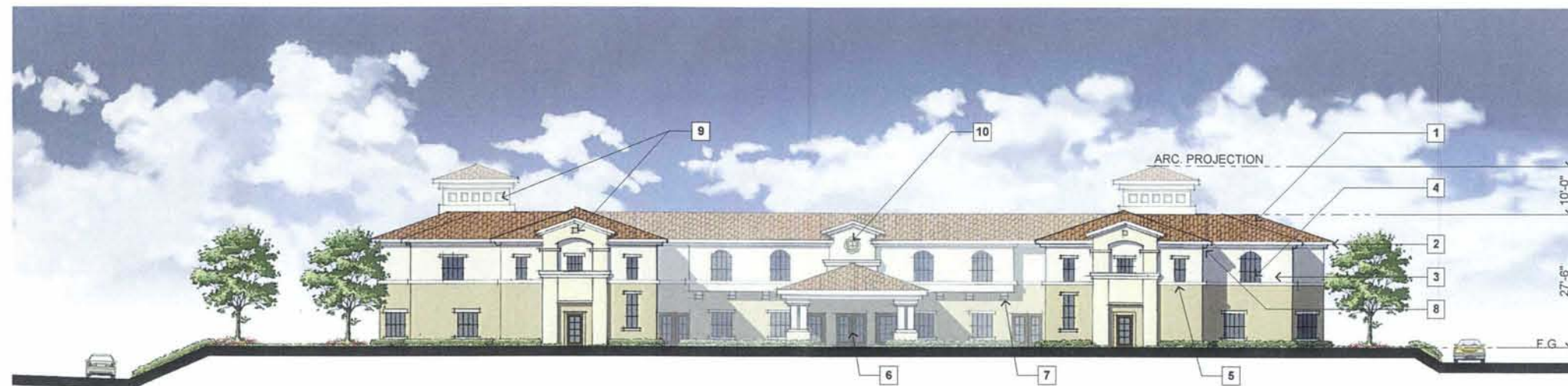
Dos Colinas EIR

Assisted Living West and South Building Elevations

FIGURE
3-8a



2 East Elevation
SCALE: 1/16" = 1'-0"



1 North Elevation
SCALE: 1/16" = 1'-0"

LEGEND:	
1	Concrete "S" Tile
2	18" Overhangs
3	Smooth Trowel Stucco
4	Aluminum Clad Window
5	2" Decorative Foam Trim
6	Decorative Entry Door
7	Wood Corbels
8	Decorative Cornice
9	Decorative 2" Recess
10	Decorative Quatrefoil
11	Decorative Metal Railing

SOURCE: Irwin Partners Architects, 2010

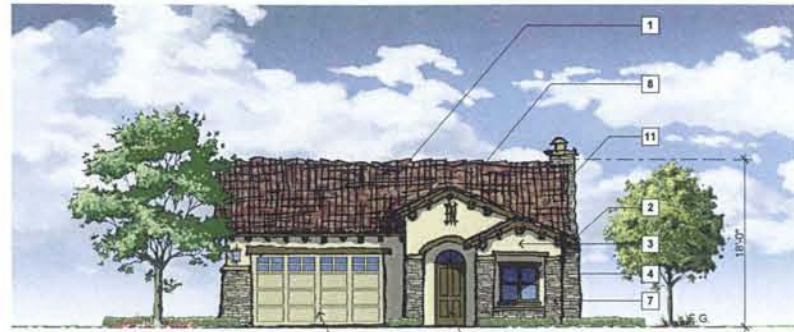
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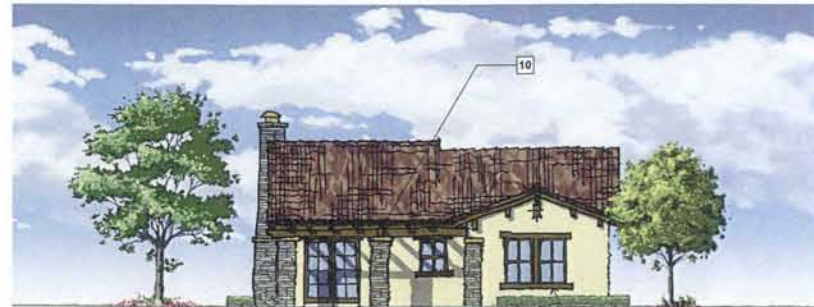
Dos Colinas EIR

Assisted Living East and North Building Elevations

FIGURE
3-8b



1A Front



1A Rear



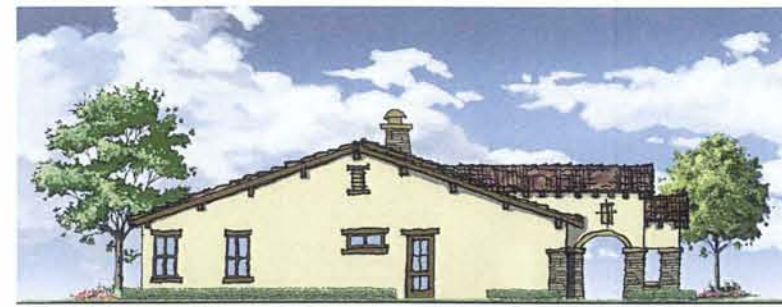
2A Front



2A Rear



1A Right



1A Left



2A Right



2A Left

1A - LEGEND:

- 1 Concrete "S" Tile
- 2 18" Overhang w/ 4X6 Rafter Tails
- 3 Smooth Trowel Stucco
- 4 2" Decorative Foam Trim, Typ.
- 5 Decorative Front Entry Door
- 6 Decorative Metal Garage Door
- 7 Stone Veneer
- 8 2" Recess w/ Decorative Metal Grate at Gable End
- 9 Louvered Attic Vent
- 10 Wood Trellis
- 11 Wood Outlookers

Duplex 1A - LEGEND:

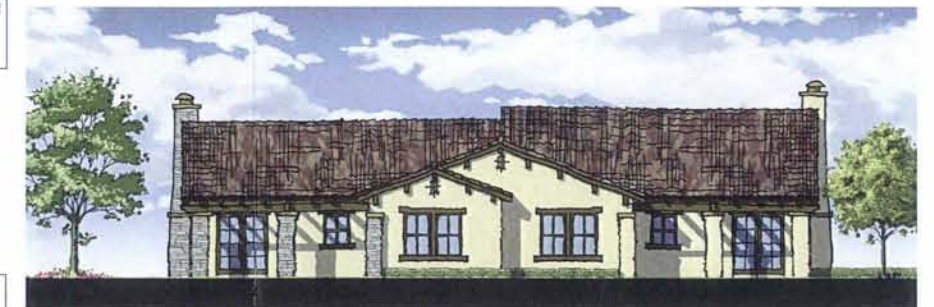
- 1 Concrete "S" Tile
- 2 18" Overhang w/ 4X6 Rafter Tails
- 3 Smooth Trowel Stucco
- 4 2" Decorative Foam Trim
- 5 Decorative Front Entry Door
- 6 Decorative Metal Garage Door
- 7 Stone Veneer
- 8 Decorative 2" Recess w/ Foam Trim at Gable Ends
- 9 Wood Outlookers
- 10 Louvered Attic Vent

2A - LEGEND:

- 1 Concrete "S" Tile
- 2 18" Overhang w/ 4X6 Rafter Tails
- 3 Smooth Trowel Stucco
- 4 2" Decorative Foam Trim
- 5 Decorative Front Entry Door
- 6 Decorative Metal Garage Door
- 7 Stone Veneer
- 8 2" Recess w/ Decorative Metal Grate at Gable End
- 9 Decorative Cast Iron Attic Vent
- 10 Wood Trellis
- 11 Decorative Corbels
- 12 Decorative Clay Pipes
- 13 Wood Outlookers



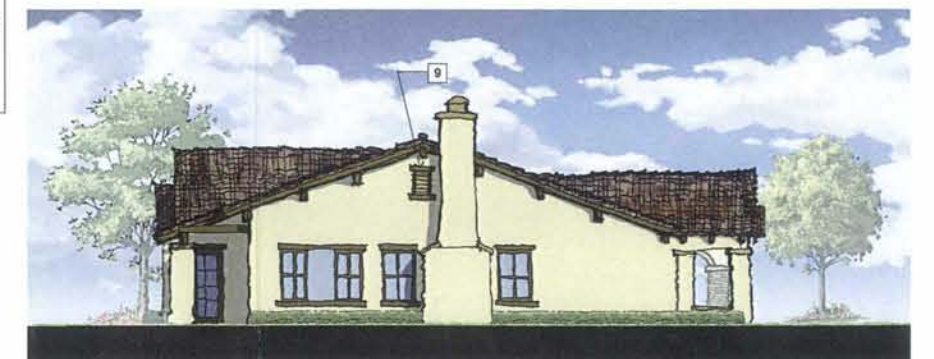
Duplex 1A Front



Duplex 1A Rear



Duplex 1A Right



Duplex 1A Left

SOURCE: Irwin Partners Architects, 2010

6/22/10



3A Front



3A Right



3B Front



3B Right



3A Rear



3A Left



3B Rear



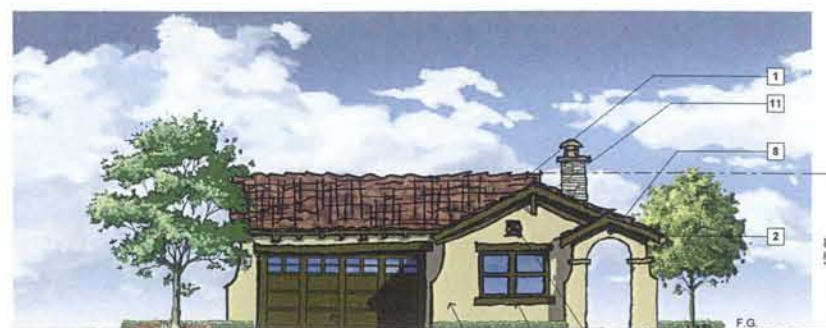
3B Left

3A - LEGEND:

- 1 Concrete "S" Tile
- 2 18" Overhang w/ 4X6 Rafter Tails
- 3 Smooth Trowel Stucco
- 4 2" Decorative Foam Trim
- 5 Decorative Front Entry Door
- 6 Decorative Metal Garage Door
- 7 Stone Veneer
- 8 2" Recess w/ Decorative Metal Grate at Gable End
- 9 2" Recess w/ Decorative Foam Trim
- 10 Decorative Pot Shelf w/ Corbels @ Window Sill
- 11 Wood Outlookers

3B - LEGEND:

- 1 Concrete "S" Tile
- 2 18" Overhang w/ 4X6 Rafter Tails
- 3 Smooth Trowel Stucco
- 4 2" Decorative Foam Trim
- 5 Decorative Front Entry Door
- 6 Decorative Metal Garage Door
- 7 Stone Veneer
- 8 Decorative Clay Pipes at Gable End
- 9 Decorative 2" Recess w/ Foam Trim at Gable End
- 10 Decorative Corbels



3C Front



3C Right



3C Rear



3C Left

3C - LEGEND:

- 1 Concrete "S" Tile
- 2 18" Overhang w/ 4X6 Rafter Tails
- 3 Smooth Trowel Stucco
- 4 2" Decorative Foam Trim
- 5 Decorative Front Entry Door
- 6 Decorative Metal Garage Door
- 7 Stone Veneer
- 8 Decorative Clay Pipes at Gable Ends
- 9 Decorative 2" Recess
- 10 Wood Trellis
- 11 Wood Outlookers

SOURCE: Irwin Partners Architects, 2010

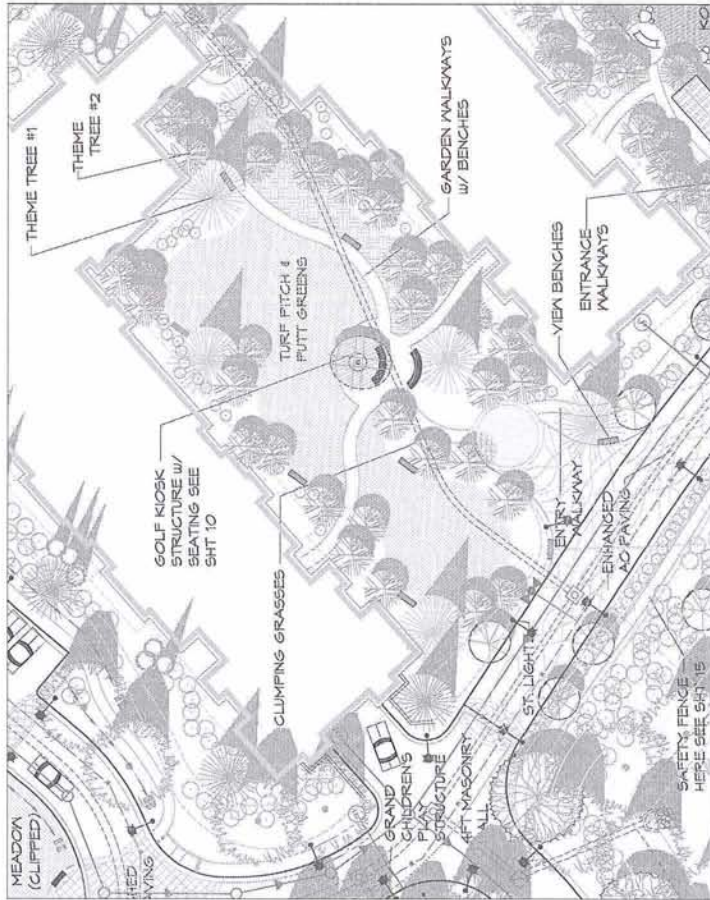
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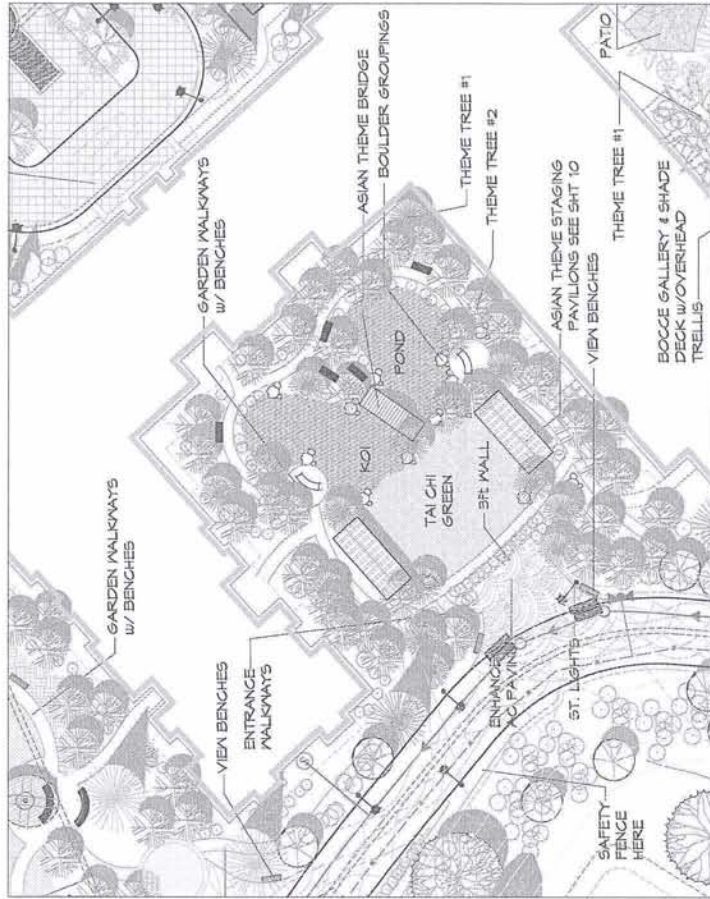
Dos Colinas EIR

Cottages Building 3A, 3B and 3C Elevations

FIGURE
3-10



BUILDING 143 COURTYARD "A" GOLF GREENS
LANDSCAPE ARCHITECTURE VIGNETTE



BUILDING 1 COURTYARD "B" ASIAN ACTIVITIES
LANDSCAPE ARCHITECTURE VIGNETTE

SOURCE: Wilkinson Design Group, 2010

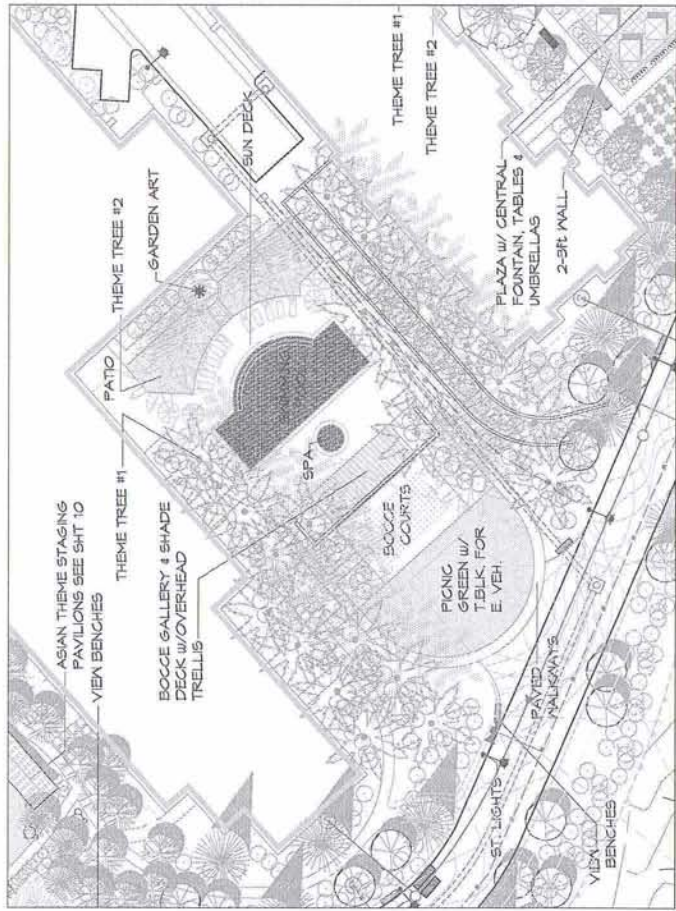
Dos Colinas EIR

Landscape Concept - Vignettes Courtyards "A" and "B"

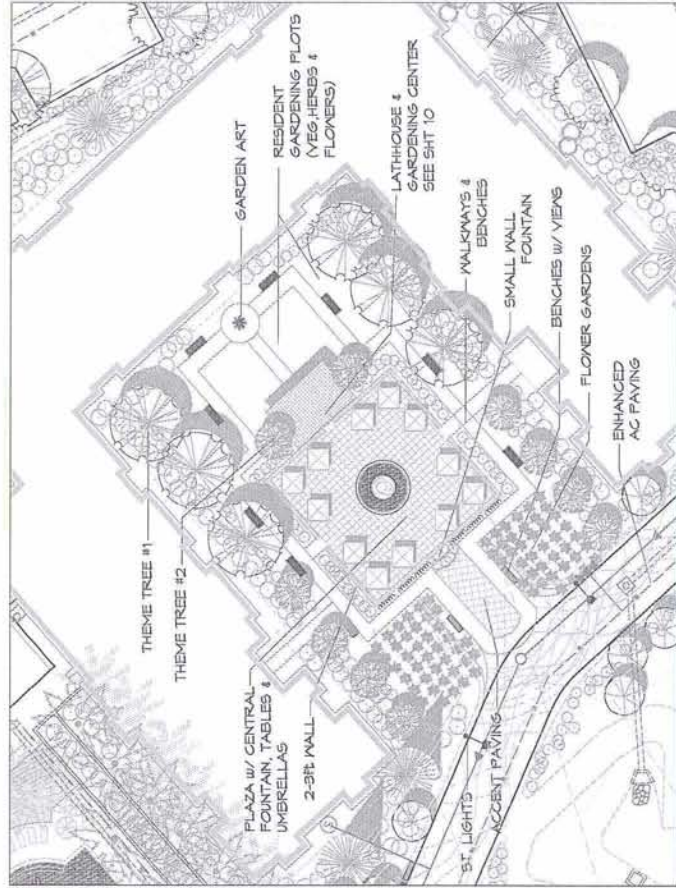
FIGURE

3-11

6/24/10



BUILDINGS #142 COURTYARD "C" SWIM & SUN CENTER
LANDSCAPE ARCHITECTURE VIGNETTE



BUILDING #2 COURTYARD "D" FORMAL FLOWER PLAZA & GARDENING CENTER
LANDSCAPE ARCHITECTURE VIGNETTE

SOURCE: Wilkinson Design Group, 2010



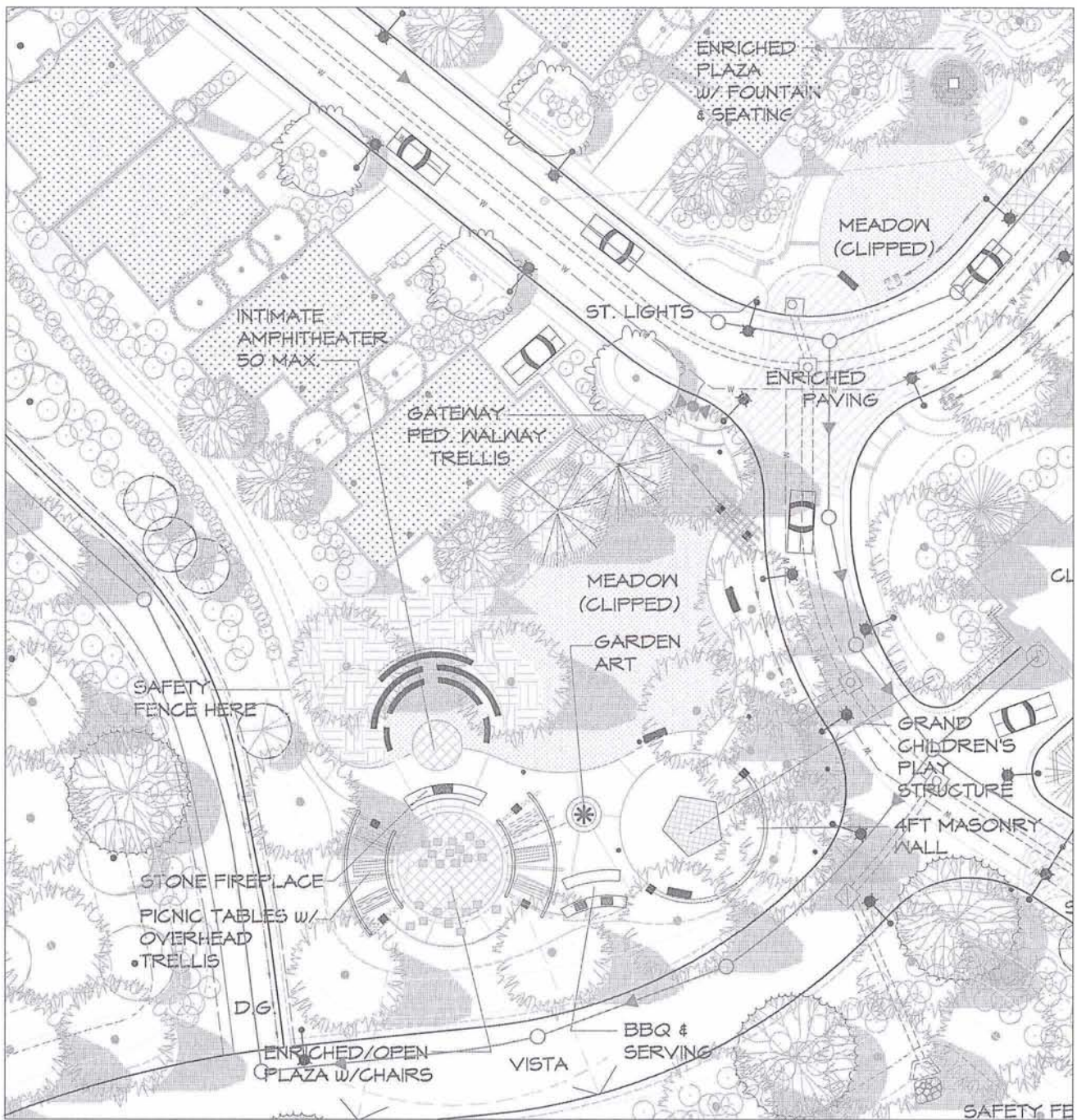
Dos Colinas EIR

Landscape Concept - Vignettes Courtyards "C" and "D"

FIGURE

3-12

6/24/10



SOURCE: Hunsaker & Associates, 2010

6/24/10



Dos Colinas EIR

Landscape Concept - Vignette "The Park" Northern Cottage Cluster

FIGURE
3-13

F:\projects\970 Dos Colinas\2nd Screencheck EIR\Chapter 3\Figure 3-13 Landscape Concept - Vignette.ai

Assisted Living Units. A total of three courtyards are proposed for the AL units. Due to the nature of the care provided to the residents, the courtyards will only be available for use by the AL residents and will not be accessible from the exterior perimeter of the building, unless in the event of an emergency. Each courtyard will be landscaped and include seating areas. Interior amenities for the AL building include a library, arts and crafts room, a theater, as well as several living/sitting rooms.

Open Space Lots. Two lots are proposed to be designated as Open Space along the western (1.21 acres) and southern (5.19 acres) boundaries of the site. The 1.21-acre open space lot will preserve native upland habitat. The 5.19-acre open space lot will preserve a large riparian area, which includes Agua Hedionda Creek (i.e., the remaining portion of APN 209-060-71). The designation of the remaining portion of APN 209-060-71 as open space is not intended to preclude the use of the property for potential future habitat restoration projects. The 1.21-acre open space lot will be preserved in accordance with the requirements of the HMP, which includes the establishment of a biological conservation easement, endowment, as well as on-going monitoring and maintenance responsibilities.

Detention Basins. Five unlined ponding areas, located within three proposed detention basins (West, Central, and South) would be located throughout the CCRC site to treat post-construction stormwater runoff and assist with flood control (see Figure 3-4). The detention basins would target coarse sediments and trash, as well as pollutants that are associated with fine particles. The basins would collect the first flush runoff volume and retain it in each basin for a period of 24-72 hours. The runoff volumes contained below the overflow elevation of the basin riser would be slowly discharged from the treatment control basin via a low flow orifice in the basin riser. After passing through the riser, an outlet pipe would dewater the basin and discharge runoff to the receiving storm drain.

3.2.2 RV Storage/Garden Site

As a result of the construction of College Boulevard Reach "A," access to the existing RV storage and garden areas for Rancho Carlsbad Estates (currently located on APN 168-050-36) will be eliminated (see Figure 3-3). Pursuant to mitigation measures set forth in the previously-certified EIR for the Calavera Hills Master Plan Phase II, Bridge and Thoroughfare District No. 4 & Detention Basins (EIR 98-02, SCH 99111082), the applicant for the development of College Boulevard Reach "A" is responsible for the relocation of the RV storage area as well as securing alternate pedestrian and vehicular access to the new storage area. As the Dos Colinas project proposes the construction of College Boulevard Reach "A," the proposed project also involves the creation of a new recreational vehicle storage and garden lot for the Rancho Carlsbad Estates community which meets the minimum specifications of the mitigation measures pursuant to EIR 98-02.

In order to facilitate this relocation, a map would be recorded to allow the transfer of ownership of the new proposed RV storage and garden parcel to Rancho Carlsbad Estates prior to mapping the larger CCRC site development.

The RV Storage and Garden lot is proposed to be located along the northwestern boundary of the project site as shown on Figure 3-4. The new RV storage and garden areas (exclusive of drive aisles and landscape pockets) have proposed sizes of 38,175 and 31,700 square feet respectively. The RV storage area would provide 64 recreational vehicle spaces and 6 standard passenger vehicle spaces. An 4,980 square foot car wash, RV wash down area, and sewer dump station would be provided at the very southern end of the RV storage area immediately inside the entrance to the facility, and generally north of the proposed CCRC site west detention basin. An 8-foot high concrete block wall, with a two-foot high landscaped berm placed at the front toe of the wall, will be constructed on the perimeter of the RV storage lot. The wall will have an earth tone "splitface" with pilasters at intervals, with a cultured stone facing and a brick cap.

The grading to support the new RV storage area would include the placement of approximately 5-6 feet of fill above the existing grade which is currently located within the floodplain. The existing elevation at the RV storage site is approximately 59 feet and the proposed pad (parking lot) elevation would be 64 feet. The site would also be graded to provide water quality bio-retention and to address hydromodification impacts. Details regarding floodplain impacts can be found in Section 5.12-Hydrology/Water Quality of this EIR.

RV Storage/Garden Site Access. The RV storage and garden lot will be privately utilized and is intended to ultimately be owned and maintained by the residents of Rancho Carlsbad Estates. Therefore, primary access to the RV storage and the garden plots are proposed to be taken from Rancho Carlsbad Drive and Don Juan Drive, respectively, both of which are private roads located within Rancho Carlsbad Estates.

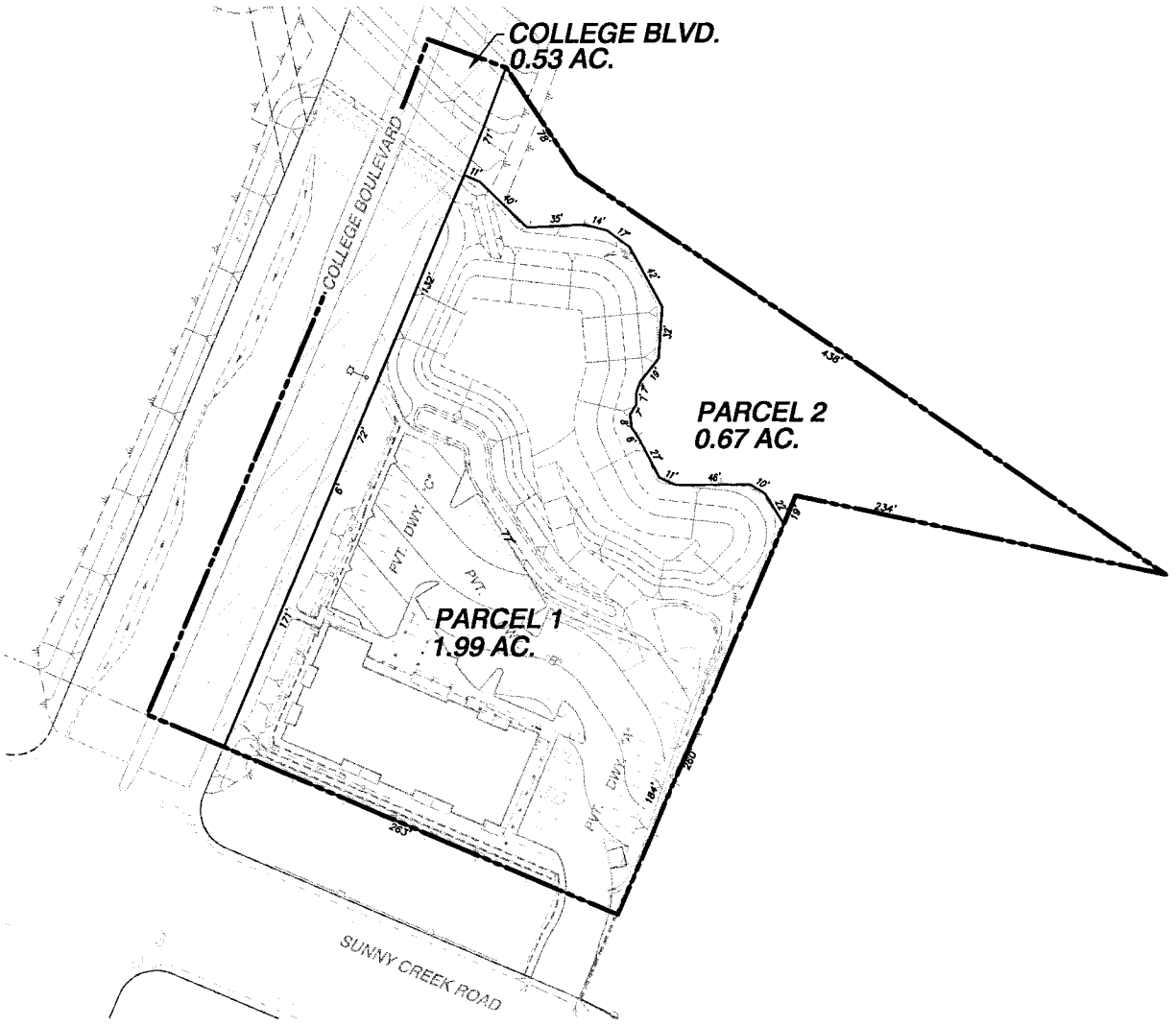
3.2.3 Affordable Housing Site

The affordable housing site is proposed to be developed on a 3.2-gross acre vacant parcel located approximately 400 feet southeast of the 5.19-acre open space parcel proposed in association with the CCRC development. The parcel is proposed to be subdivided into two lots which will accommodate the development as well as open space to preserve the area encompassing Agua Hedionda Creek and the supporting riparian canopy. Figure 3-14 depicts the proposed parcels for the affordable housing site.

A total of 29 low-income multi-family affordable units are proposed. Based on a net lot size of 1.88 acres, the project has a proposed density of 15.4 dwelling units per acre. The breakdown of the unit-types is as follows:

- 3 studios
- 20, one-bedroom units
- 2, two-bedroom units
- 3, three-bedroom units

The affordable housing building will be located on the southern half of the lot, at approximately the same elevation of the proposed extension of College Boulevard Reach "A" and approximately one to two feet below the elevation of Sunny Creek Road. Given the project's proximity to Agua Hedionda creek, the



SOURCE: Hunsaker & Associates, 2010

9/15/10



Dos Colinas EIR

Proposed Parcel Line
Exhibit - Affordable Housing Site

FIGURE
3-14

F:\projects\970 Dos Colinas\Draft EIR\Chapter 3\Figure 3-14 Proposed Parcel Line - AHS Site.ai

entire site is located within the limits of the existing 100-year floodplain (see Figure 5.12-6). In order to raise the building pad out of the floodplain, approximately 26,790 cubic yards of fill will be imported to the site to elevate the site approximately 10 feet, from its existing ground elevation of approximately 73.2 feet to a pad elevation of 83.9 feet. Details regarding floodplain impacts can be found in Section 5.12-Hydrology/Water Quality of this EIR. Details regarding floodplain impacts and the project's consistency with the City's Habitat Management Plan can be found in Section 5.6 – Biological Resources of this EIR.

As proposed, the affordable housing building will have an approximate size of 29,748 square feet, and will be three stories tall and thirty-five feet in height (with architectural projections up to 44 feet). Figure 3-15 depicts the affordable apartment building elevations. Parking will be provided by a 56-space surface parking lot adjacent to the north and east sides of the proposed multi-family building.

Affordable Housing Site Access. The project fronts College Boulevard, however, access to the affordable housing project site is proposed to be taken from an un-signalized private driveway located off of Sunny Creek Road. The affordable housing parcel does not have direct frontage along Sunny Creek Road; however, a private access easement in favor of West Senior Living (APN 209-060-68) exists to provide legal access to the site.

Detention Basin. A combination water quality, hydromodification and floodplain basin is proposed in between the northern extent of the parking lot and the southern edge of the riparian canopy. The basin would have a storage volume of 1.65 acre-feet. The basin is also proposed to serve as a biological buffer from the riparian canopy and the proposed development envelope.

3.3 Off-Site Improvements

Implementation of the proposed project will require construction of several off-site improvements. These improvements include the construction of College Boulevard Reach "A," a storm drain, as well as road and sewer improvements. Figure 3-16 depicts the location of these improvements.

College Boulevard Reach "A."

As the proposed project is anticipated to be the first to begin construction among several private projects that have been approved in the immediate area (e.g., Cantarini Ranch and Holly Springs) the development of the core improvements for College Boulevard Reach "A," including the construction of a bridge over Agua Hedionda Creek, as well as frontage and half-width improvements, will be required. College Boulevard Reach "A" will extend north from its present terminus at Sunny Creek Road to the College Boulevard/Cannon Road intersection.

Because the impacts associated with the development of College Boulevard Reach "A" were analyzed and approved pursuant to the Final EIR for the Calavera Hills Master Plan Phase II, Bridge and Thoroughfare District No. 4 & Detention Basins (EIR 98-02, SCH No. 99111082), this EIR does not include an environmental analysis of these improvements. The development of College Boulevard Reach "A" is, however, required to adhere to the mitigation measures as established pursuant to EIR 98-02, SCH No. 99111082, and the associated wildlife agency permits.

Detention Basin “BJ.” To control flooding impacts associated with the Calavera and Little Encinas Creek watersheds. Detention Basin BJ would be constructed on the east side of College Boulevard northeast of the CCRC site and the southeast of the intersection of College Boulevard and Cannon Road. The property (APN 168-050-36) is currently owned by the Rancho Carlsbad Owners Association and is being used as an RV storage and garden area for the residents of Rancho Carlsbad Estates. The detention basin would have an inundation area of approximately eight acres with a storage volume of 48 acre-feet. The City of Carlsbad's Local Facilities Management Plan identifies Detention Basin BJ on the City's Master Drainage Plan. Detention Basin BJ was also analyzed and approved as a part of EIR 98-02; therefore, the subject EIR does not include an environmental analysis of the environmental impacts associated with the development of the basin.

Storm Drain Culvert. Two off-site alignments are being considered for the construction of a permanent storm drain for the proposed project. The preferred alignment for the storm drain would traverse in a southerly direction from the southern boundary of the CCRC site through the Rancho Carlsbad Golf Course (APN 209-060-58) and terminate at Agua Hedionda Creek (see Figure 3-16). The alternative alignment for the storm drain would extend from the southwestern corner of the boundary of the CCRC site, along Rancho Carlsbad Drive, and terminate at Agua Hedionda Creek (see Figure 3-16).

Road and Sewer Improvements (located within the Rancho Carlsbad Estates Recreation Parcel). The following improvements are proposed within the Rancho Carlsbad Estates Recreation Parcel (APN 168-050-35):

- Replacement and re-connection of a section of Don Carlos Drive which is anticipated to be eliminated as a result of the construction of College Boulevard Reach “A”;
- Construction of a sewer outfall primarily within Don Carlos Drive extending from the Dos Colinas property to the project site property (outfall will cross Little Encinas Creek under the proposed rip-rap for the storm drain culvert crossing College Boulevard as analyzed and approved by EIR 98-02, SCH 99111082);
- Addition of five (5) paved resident parking spaces along the west side of Don Carlos Drive for the bocce ball and tennis courts, six (6) un-paved (decomposed granite) employee parking spaces on the east side of Don Carlos Drive, and a truck-turnaround;
- An entry gate at the shared property line with Dos Colinas; and
- Improvements along the College Boulevard frontage, including slope grading, landscaping, and a sound wall/berm (analyzed pursuant to EIR 98-02, SCH No. 99111082).

3.3.1 Habitat Management Plan Open Space

A majority of the Dos Colinas project site is located within a “Proposed Standards Area” of the Habitat Management Plan (HMP) for Natural Communities in the City of Carlsbad (see Figure 3-17). In addition, the project site comprises the central portion of Zone 15 of the HMP. The eastern half of Zone 15 is considered an integral part of the overall open space preserve system since it contains Linkage Area B, a critical wildlife corridor between Core Areas 3 and 4 (also a part of Zone 15) of the HMP. The proposed project is



4 South Elevation
SCALE: 1/16" = 1'-0"



2 North Elevation
SCALE: 1/16" = 1'-0"

LEGEND:

- 1 Concrete "S" Tile
- 2 18" Overhangs
- 3 Smooth Trowel Stucco
- 4 Aluminum Clad Windows
- 5 2" Decorative Foam Trim
- 6 Decorative 2" Recess
- 7 Decorative Quatrefoil
- 8 Decorative Clay Pipes
- 9 Decorative Metal Railing
- 10 Rafter Tails



3 East Elevation
SCALE: 1/16" = 1'-0"



1 West Elevation
SCALE: 1/16" = 1'-0"

SOURCE: Irwin Partners Architects, 2010

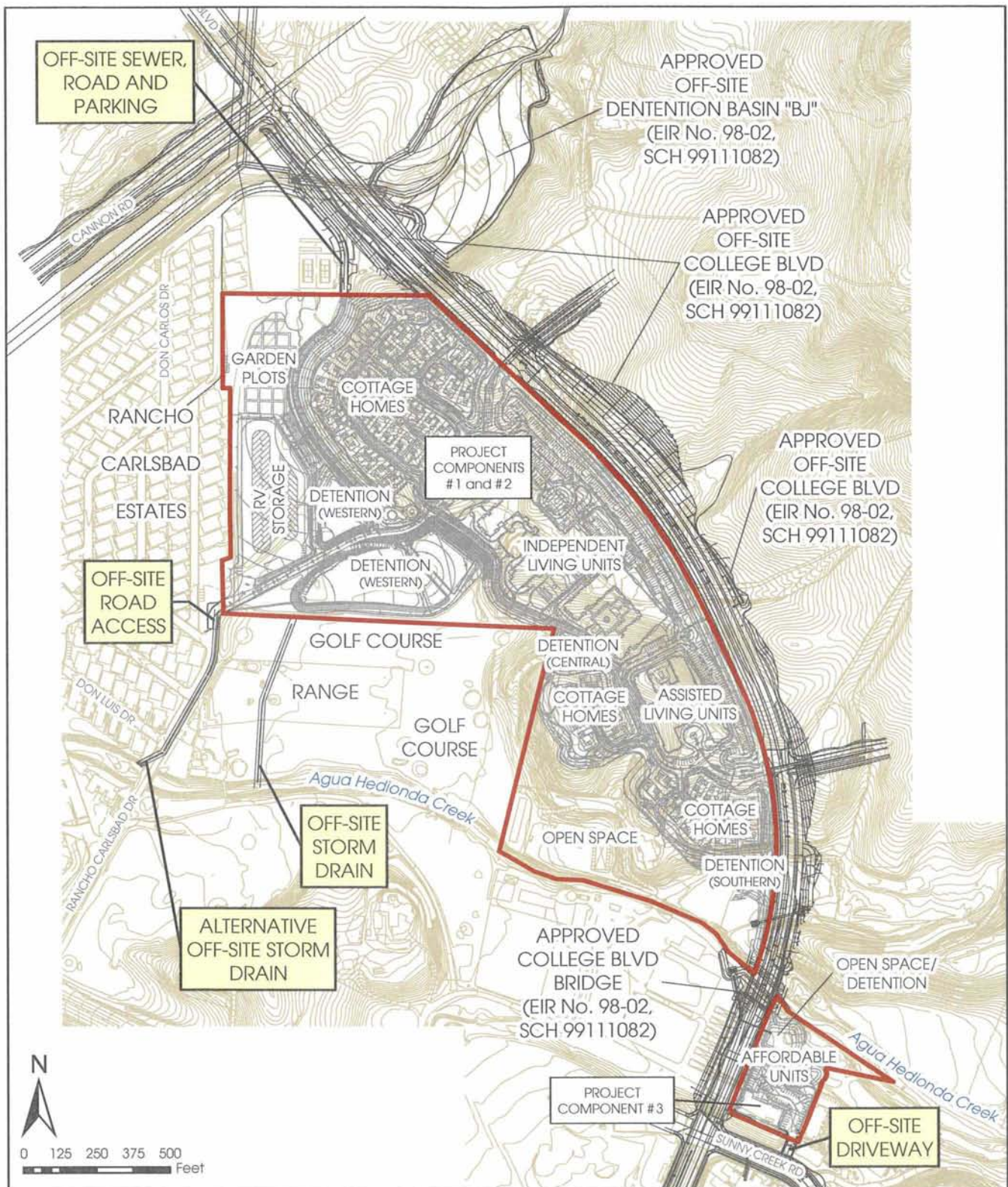
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Dos Colinas EIR

Affordable Apartments Building Elevations

FIGURE
3-15



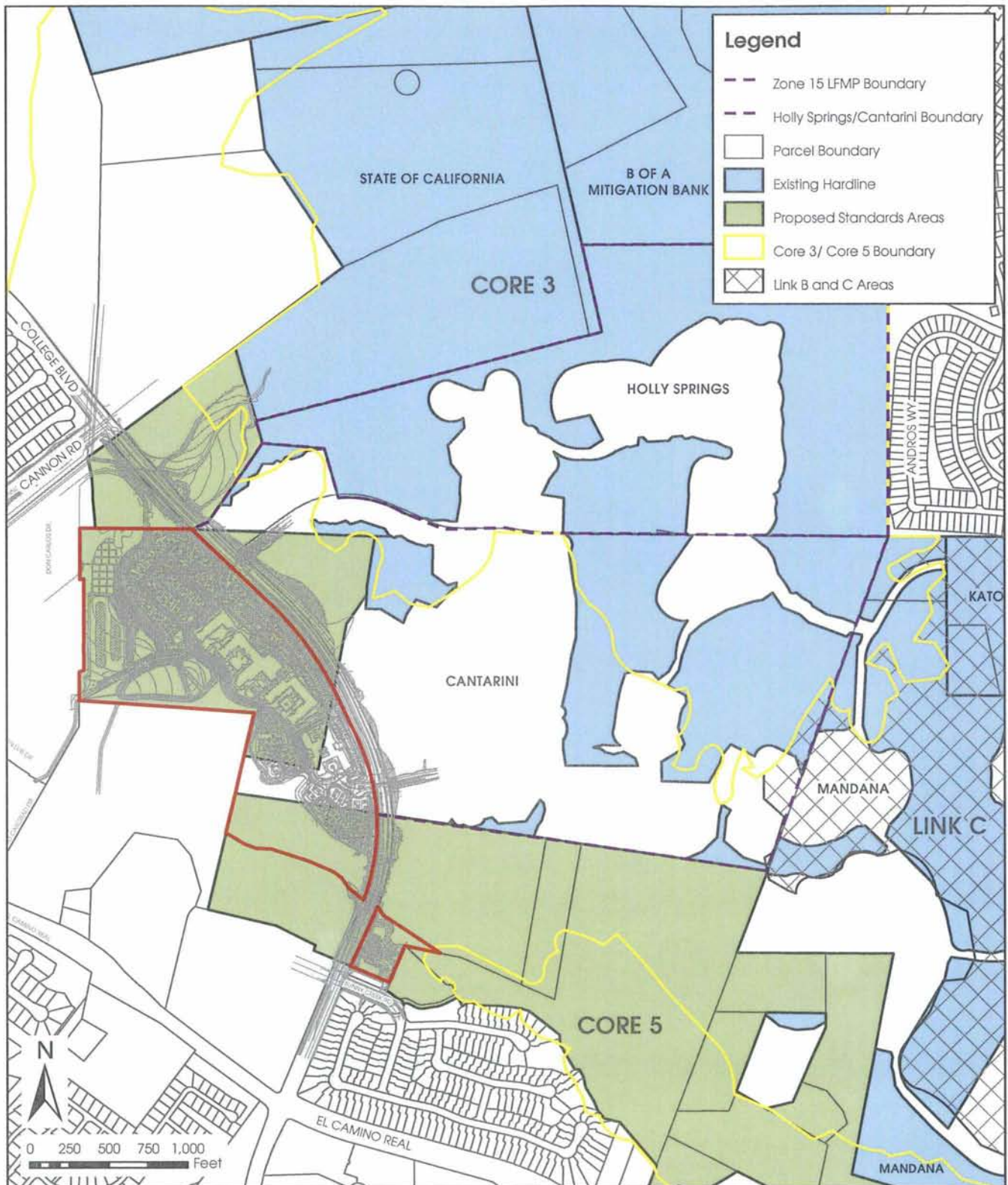
SOURCE: Hunsaker & Associates, 2010; BRG Consulting, Inc., 2010

7/6/10



Dos Colinas EIR Location of Proposed Off-Site Improvements

FIGURE
3-16



SOURCE: Ladwig Design Group, Inc., 2009; SanGIS, 2010

6/23/10



Dos Colinas EIR

HMP Standards Area

FIGURE

3-17

not located within a Linkage or Core Area; however, the affordable parcel is located just west of the southwestern extent of Core Area 5. The proposed project would preserve approximately 7 acres of open space. A total of 1.88 acres (0.67 acres for the affordable housing site and 1.21 acres on the CCRC site) would be preserved through a biological conservation easement while the remaining area, 5.19 acres (CCRC site), will be preserved through an open space easement. In addition, in accordance with the standards contained in the HMP for the project site, the proposed project includes the preservation and protection of at least 67% of the existing 2.7 acres of Diegan coastal sage scrub habitat existing on the site.

The northwestern portion of the CCRC site (including the majority of the RV storage and garden area and the western detention basins), the southern portion of the CCRC site, and the entire affordable housing site are located within the 100-year floodplain. Consequently, the project proposes to raise certain areas proposed for development out of the floodplain (see Figure 5.12-6). Specifically, an area north of Agua Hedionda Creek will be raised out of the floodplain by approximately 5 to 6 feet (existing elevation is approximately 59 feet and proposed RV parking lot elevation is 64 feet) to accommodate the RV storage area as well as an emergency access road. The affordable housing site will be raised out of the floodplain approximately 10 feet, from its existing ground elevation of approximately 73.2 feet to a pad elevation of 83.9 feet. Please see Sections 5.6 Biological Resources, for a detailed HMP analysis and Section 5.12-Hydrology/Water Quality for a discussion of floodplain impacts.

Pursuant to the HMP, the City will be required to adopt HMP Consistency Findings, determining that the project is consistent with HMP requirements.

3.3.2 Project Grading Plan

The development of the CCRC and RV storage/garden site, as well as the affordable housing site will require mass and remedial grading. Figures 3-18 and 3-19 depict the general grading concept (i.e., cut and fill exhibits) for the CCRC site and the affordable housing site, respectively.

As the project contains two large hills located at the northern and southern ends of the CCRC site, one of which is up to 40 feet in height, and the site is proposed to be graded to accommodate a level building pad which is conducive for the proposed senior community, grading will consist of manufactured (2:1 inclination) cut and fill slopes extending up to 35 and 30 feet in height respectively. Details regarding grading impacts can be found in Section 5.11 – Grading and Aesthetics of this EIR. The proposed project has been designed to balance grading quantities overall, including grading quantities from the extension of College Boulevard Reach "A" and Detention Basin "BJ." Preliminary grading quantities for the CCRC and RV storage/garden site are shown on Table 3-3. If the grading for the affordable housing site, road, BJ Basin, and remedial grading is included in the grading quantities to develop each component of the project, the earthwork would ultimately be balanced with 793,670 cubic yards of cut/fill.

TABLE 3-3
Complete Project Earthwork Summary

SECTOR	CUT	CUT*	FILL	GRADED AREA (Ac)
Senior Living Site				
Onsite	331,580	325,980	273,380	38.7
Off-site-Don Carlos Access Road	330	280	30	0.4
Remedial	299,550	257,020	299,550	--
<i>Senior Living Subtotals</i>	<i>631,460</i>	<i>583,280</i>	<i>572,960</i>	
Export to Affordable Housing Site	-10,320	-10,320	0	
Total Project Grading Balance	621,140	572,960	572,960	
Affordable Housing Site				
Raw	5,080	4,910	14,590	2.0
Remedial	12,200	11,560	12,200	--
<i>Preliminary Total</i>	<i>17,280</i>	<i>16,470</i>	<i>26,790</i>	
Import from Senior Living Site	10,320	10,320	0	
Total Project Grading Balance	17,280	26,790	26,790	
College Boulevard				
North	700	600	42,300	3.1
South of Bridge	980	960	19,000	1.8
East Frontage ROW	120,420	124,220	61,710**	9.6
West Frontage ROW	9,600	10,000	15,300	2.0
Remedial	77,000	66,390	77,000	--
<i>Subtotal</i>	208,700	202,170	215,310	
BJ Basin				
	18,540	18,540	5,400	5.8
<i>Zone 15 Infrastructure Subtotal</i>	<i>227,240</i>	<i>220,710</i>	<i>220,710</i>	
TOTAL GRADING	848,380	793,670	793,670	

Notes: * = Volumes are adjusted for shrinkage and bulking.

** = The East frontage R.O.W. includes borrow dirt from Cantarini Ranch as identified on the Cantarini Tentative Map

Source: Hunsaker, 2010.

All development within the project site must comply with the standards contained within the City's Hillside Development Regulations (Chapter 21.95 in the City's Municipal Code), unless otherwise approved by the City of Carlsbad. Details regarding consistency with the City's Hillside Development Regulations can be found in Sections 5.1 – Land Use and 5.11 – Grading and Aesthetics. Accordingly, prior to development on portions of the property with existing slopes of 15 percent or more and an elevation differential greater than 15 feet, a Hillside Development Permit is required and shall be obtained in conjunction with the development entitlements package.



SENIOR LIVING SITE PROJECT EARTHWORK SUMMARY				
SECTOR	CUT	CUT*	FILL	GRADED AREA (AC)
Senior Living Site				
• Onsite	331,580	325,980	273,380	38.7
• Offsite (Don Carlos Access Road)	330	280	30	0.4
• Remedial	299,550	257,020	299,550	-
Senior Living Subtotals	631,460	583,280	572,960	
Export to Affordable Site	-10,320	-10,320	0	
Total Project Grading Balance	621,140	572,960	572,960	
College Boulevard				
• North	700	600	42,300	3.1
• South of Bridge	980	960	19,000	1.8
• East Frontage ROW	120,420	124,220	61,710 **	9.6
• West Frontage ROW	9,600	10,000	15,300	2.0
• Remedial	77,000	66,390	77,000	-
College Boulevard Subtotal	208,700	202,170	215,310	
BJ Basin	18,540	18,540	5,400	5.8
Zone 15 Infrastructure Subtotal	227,240	220,710	220,710	
Total Project Grading (Balance)	848,380	793,670	793,670	

* VOLUMES ARE ADJUSTED FOR SHRINKAGE AND BULKING
 ** THE EAST FRONTAGE R.O.W. INCLUDES BORROW DIRT FROM CANTARINI ENVISIONED IN CANTARINI EIR & ON TM

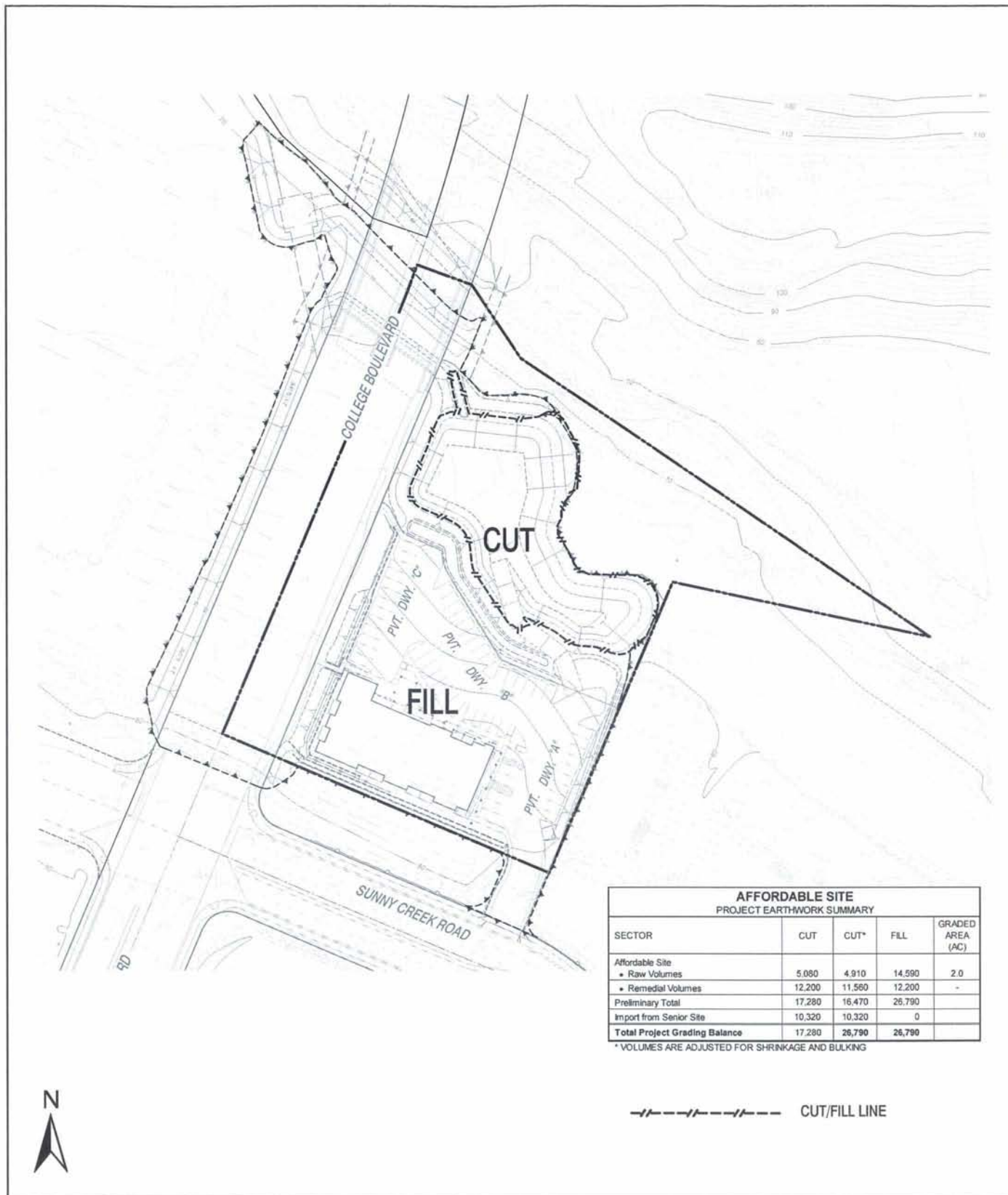
SOURCE: Hunsaker & Associates, 2010

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Dos Colinas EIR
 Cut/Fill Exhibit - CCRC Site

FIGURE
 3-18



AFFORDABLE SITE PROJECT EARTHWORK SUMMARY				
SECTOR	CUT	CUT*	FILL	GRADED AREA (AC)
Affordable Site				
• Raw Volumes	5,080	4,910	14,590	2.0
• Remedial Volumes	12,200	11,560	12,200	-
Preliminary Total	17,280	16,470	26,790	
Import from Senior Site	10,320	10,320	0	
Total Project Grading Balance	17,280	26,790	26,790	

* VOLUMES ARE ADJUSTED FOR SHRINKAGE AND BULKING

SOURCE: Hunsaker & Associates, 2010

9/15/10



Dos Colinas EIR

Cut/Fill Exhibit - Affordable Housing Site

FIGURE
3-19

Hydrology. The northwestern portion of the CCRC site (including the majority of the RV storage and garden area and the western detention basins), the southern portion of the CCRC site, and the entire affordable housing site are located within the 100-year floodplain. Consequently, the project proposes to raise certain areas proposed for development out of the floodplain. This is shown on Figure 5.12-9 in Section 5.12 Hydrology/Water Quality of this EIR. Specifically, an area north of Agua Hedionda Creek will be raised out of the floodplain to accommodate the RV storage area as well as an emergency access road. In addition, an area south of the Creek would be raised out of the floodplain to accommodate the affordable housing. Additionally, the project includes a proposal to excavate an equivalent volume of soil to ultimately increase the floodplain storage volume. Details regarding this proposal can be found in Sections 5.6 Biological Resources and 5.12 Hydrology/Water Quality of this EIR.

3.4 Project Objectives

The following statements represent objectives of the project. These objectives also provide a basis for identification of alternatives evaluated in the EIR.

- Construct and operate a community that will be licensed by the California State Department of Social Services as a Continuing Care Retirement Community (CCRC) which meets all applicable state and local licensing requirements and complies with all applicable regulations;
- Operate the facility in compliance with the Fair Housing Act definition of "housing for older persons" in that at least one person who is 55 or older will occupy at least 80 percent of the occupied units;
- Construct and operate a multi-unit professional care facility/senior community catering to older adults desiring access to various on-site services;
- Construct and operate a facility that provides a "supportive living" approach to provide services in a home environment, blending in the latest knowledge and expertise from the various long-term and personal care disciplines;
- Provide residents with an environment that allows them as much independence as possible, yet is safe, resulting in maximizing their quality of life and dignity;
- Construct and operate a project that provides a residential setting that provides and coordinates housing, basic and personal care services, 24-hour supervision and assistance (scheduled and unscheduled), activities, and health-related services;
- Provide the highest quality service-enhanced community for seniors in the market;
- Design a senior community which encourages social interaction by providing a variety of common indoor and outdoor recreation areas/activities.
- Provide a facility that allows for protective oversight of residents including monitoring of the general condition and whereabouts of a resident with regular visits by personal aides, regular health checkups and a 24-hour emergency call system;
- Provide for compatible and complimentary adjacent land uses and facilities;

- Implement a project that is sensitive to the environment and aesthetically pleasing;
- Strengthen the City's tax base and economic viability through property taxes;
- Provide increased employment opportunities for local residents;
- Construct a multi-family affordable housing development to comply with the City's Affordable housing requirements;
- Provide dwelling units that will add to the diversity of housing opportunities within the City;
- Construct College Boulevard Reach "A" to complete this General Plan Circulation Element Roadway;
- Provide a topographically level area which is conducive for senior citizens;
- Locate a senior community in an area which is within a reasonable walking distance of a bus or transit stop;
- Relocate the existing Rancho Carlsbad Estates RV storage and garden areas in order to satisfy the mitigation measure requirement for the previously certified Calavera Hills Master Plan Phase II, Bridge and Thoroughfare District No. 4 & Detention Basins Final EIR (EIR 98-02, SCH No. 99111082);
- Construct Detention Basin BJ, a basin which is included in the City's Drainage Master Plan and analyzed pursuant to the Calavera Hills Master Plan Phase II, Bridge and Thoroughfare District No. 4, & Detention Basins Final EIR (EIR 98-02, SCH No. 99111082);
- Provide additional emergency access to and from Rancho Carlsbad Estates through the proposed project site; and
- Development and retention of open space and wildlife habitat through the preservation and enhancement of sensitive flora and fauna.

3.5 Intended Uses of the EIR

3.5.1 Discretionary Actions and Approvals by the City of Carlsbad

In conformance with Sections 15050 and 15367 of the State CEQA Guidelines, the City of Carlsbad has been designated as the "lead agency," which is defined as, "the public agency which has the principal responsibility for carrying out or approving a project." The following identifies the legislative and discretionary actions and approvals by the City of Carlsbad for the proposed project.

Legislative Actions

1. **General Plan Amendment (GPA 09-02).** An amendment to the City's General Plan is required in order to implement the proposed project. The existing General Plan Land Use designation for the majority of the Dos Colinas project site is (Residential Low-Medium density, (RLM)). A small portion of the continuing care retirement community (CCRC, APN 209-060-71), as well as the northern portion

of the affordable housing parcels (APN 209-060-68), encompass Agua Hedionda Creek and are designated as Open Space (OS).

The proposed project would involve a General Plan Amendment to re-designate the CCRC and RV storage and garden area to Residential, Medium Density (RM) and Open Space (OS) for the native habitat areas and Agua Hedionda Creek. The affordable housing parcel is proposed to be re-designated to Residential, High Density (RH), and Open Space (OS) for Agua Hedionda Creek and the adjacent riparian canopy. Table 3-4 depicts the proposed General Plan Amendments for the project.

TABLE 3-4
Proposed General Plan Land Use and Zoning Designations

	Existing General Plan	Existing Zoning	Proposed General Plan	Proposed Zoning	Area (Acres)	
CCRC Site						
Parcel 1	RLM (0-4 du/ac)/OS	L-C	RM	RD-M	36.13	Cottages, IL & AL Units, Hydromodification/Detention Basins
Parcel 2	RLM (0-4 du/ac)	L-C	RM	RMHP	6.73	RV Storage & Garden Site
Parcel 3	RLM (0-4 du/ac)/OS	L-C	OS	OS	1.21	Upland Habitat
Parcel 4	RLM (0-4 du/ac)/OS	L-C	OS	OS	5.19	Agua Hedionda Creek
College Blvd.	--	--	--	--	3.2	½ width
TOTAL AREA CCRC SITE					52.5	
Affordable Housing Site						
	Existing General Plan	Existing Zoning/ Specific Plan	Proposed General Plan	Proposed Zoning	Area (Acres)	
Parcel 1	RLM (0-4 du/ac)	L-C/ SP 191	RH (15-23 du/ac)	RD-M	1.99	Building Site and Detention Basin
Parcel 2	OS	L-C	OS	OS	0.67	Agua Hedionda Creek and Riparian Canopy
College Blvd.	—	—	—	—	0.53	½ Width
TOTAL AREA AFFORDABLE HOUSING SITE					3.19	

Source: Irwin Pancake Architects, 2010.

Footnotes: RLM= Residential Low-Medium Density, L-C= Limited Control, RM= Residential Medium Density, RDM= Residential Density-Multiple, RMHP= Residential Mobile Home Park, OS= Open Space, RH= Residential High Density

2. **Zone Change (ZC 09-02).** A zone change is required in order to implement the proposed project. The existing zoning designation for the entire project site is Limited Control (L-C). The proposed project would rezone the CCRC and affordable housing sites to Residential Density-Multiple (RD-M) and Open Space (OS) for the native habitat areas, including upland habitat as well as Agua Hedionda Creek and its supporting riparian canopy. To maintain consistency with the existing zoning of Rancho Carlsbad Estates, the RV storage and garden area is proposed to be rezoned to Residential Mobile Home Park (RMHP).
3. **Residential Mobile Home Park Amendment (RMHP 96-01(D)).** The existing RV storage and garden area for Rancho Carlsbad Estates currently located on APN 168-050-36 is proposed to be relocated to the project site (i.e., Parcel 2 of the CCRC site). The proposed lot is intended to be owned and maintained by the residents of Rancho Carlsbad Estates. As the boundaries of the area that were originally permitted to encompass Rancho Carlsbad Estates will be modified to accommodate a new RV storage and garden area, an amendment to RMHP 96-01(D) is required to reflect the new location and expanded easterly boundary of RCE.
4. **Specific Plan 191 Amendment (SP 191(C)).** In order to remove the proposed affordable housing site from the Sunny Creek Specific Plan, the proposed project would involve an amendment to the Sunny Creek Specific Plan (Specific Plan 191). The affordable housing parcel is currently located within the southwestern extent of the Sunny Creek Specific Plan and requires a minimum lot size of one acre for projects with a proposed density of 0-1 du/acre and one-half an acre for projects with a proposed density of 1-2 du/acre. Because the affordable housing project has a proposed density of 15 du/acre, the project applicant is requesting to remove the property from the Sunny Creek Specific Plan.
5. **Local Facilities Management Plan Amendment for Zone 15 (LFMP 15(E)).** Pursuant to the requirements of the City of Carlsbad's Growth Management Program, Title 21, Chapter 21.90 of the Municipal Code, an amendment to LFMP Zone 15 is proposed in conjunction with the proposed project. The LFMP Zone 15 will be amended to reflect new land use designations for RLM-3, RLM-4, RLM-7, RLM-8A, and RLM-9. In addition, the amended LFMP will describe all of the updated public facility requirements and set forth the timing of the installation and financing for all of the public facilities.

Discretionary Actions

6. **Conditional Use Permit (CUP 09-02).** The proposed Continuing Care Retirement Community will be classified as a professional care facility (CMC 21.04.295) and will be subject to approval of a Conditional Use Permit (CUP). The CCRC will be analyzed against the CUP regulations pursuant to CMC Chapter 21.42 (Process 2).
7. **Site Development Plan (SDP 09-02).** Pursuant to CMC Chapter 21.53.120, a Site Development Plan (SDP) is required for the development of an inclusionary multi-family development in excess of four units. The SDP will be required for the affordable housing component of the proposed project.
8. **Floodplain Special Use Permit (SUP 09-02).** A Floodplain Special Use Permit is required before construction or development begins within any area of special flood hazards, flood-related erosion

hazards or mudslide hazards, as established in §21.110.070 of the City Municipal Code. Because development is proposed within the 100-year floodplain (both the CCRC and the affordable housing site), a Floodplain Special Use Permit is required.

9. **Hillside Development Permit (HDP 09-02).** Grading within two parcels (APNs 209-060-70 and a portion of 209-060-71) of the proposed project is subject to the City's Hillside Development Ordinance as these areas contain hillside conditions that are defined as slopes greater than 15 feet in height and 15% in slope. The purpose of the Hillside Development Permit is to regulate grading conformance with the City's Hillside Development Ordinance (Municipal Code §21.95.010) standards and policies.
10. **Habitat Management Plan (HMP) Permit and Consistency Findings.** A HMP Permit (HMP 09-02) is required for projects which impact sensitive biological resources as defined pursuant to the HMP. In addition, as the proposed project proposes development within a Proposed Standards Area as well as conversion of two of the proposed open space parcels to hardline areas, a Minor Amendment to the HMP is required through the processing of Consistency Findings.
11. **Variance (V 09-02).** A Variance to the City's Sign Ordinance provisions to allow more than one monument sign along a street frontage is required for the CCRC site. Pursuant to CMC Section 21.41.095, one, 35-square foot monument sign, with a maximum height of six feet is allowed per street frontage for professional care facilities. A total of two entry monument signs is proposed (one at each CCRC site entry).
12. **Certification of the Final EIR.** After the required public review period of the Draft EIR, the City of Carlsbad will respond to comments, edit the document, and produce a final EIR to be certified by the City Council as complete and providing accurate information concerning the environmental impacts from the implementation of the proposed project.

Additional City Actions

13. **Minor Subdivision (MS 09-03, MS 09-04).** A minor subdivision is proposed for APNs 209-060-70 and 209-060-71 (total of four lots) to create separate lots for open space (two lots), a RV Storage/Garden area for the residents of Rancho Carlsbad Estates, and the Continuing Care Retirement Community development (MS 09-04). In order to facilitate the relocation of the RV Storage/Garden area, a phased map would be recorded to allow the transfer of ownership of the new proposed RV storage and garden parcel to Rancho Carlsbad Estates prior to the construction of College Boulevard Reach "A." A minor subdivision is also proposed for the affordable housing site to create separate lots for the open space (i.e., riparian canopy and Agua Hedionda Creek) and the affordable housing development (MS 09-03).

3.5.2 Discretionary Actions and Approvals by Other Agencies

Responsible Agencies are those agencies that have discretionary approval over one or more actions involved with development of the proposed project site. Trustee Agencies are state agencies that have discretionary approval or jurisdiction by law over natural resources affected by a project. As described in the preceding section, these agencies may include, but are not limited to the following:

U.S. Army Corps of Engineers. The U.S. Army Corps of Engineers (ACOE) has jurisdiction over dredge and fill activities affecting navigable waters of the United States, pursuant to two federal laws: The Rivers and Harbors Act of 1889 and the Clean Water Act of 1977, as amended. Projects that involve dredge or fill to the "waters of the U.S." (including wetlands) are subject to regulation under the Clean Water Act. All permits issued by the ACOE are subject to consultation and/or review by the USFWS and the Environmental Protection Agency (EPA). Under the "Fish and Wildlife Coordination Act," the ACOE also is required to consult with the USFWS and give "full consideration" to its views on fish and wildlife matters before issuing a Section 404 permit. As currently proposed, the project would not require a permit from this Agency.

California Department of Fish and Game. The California Department of Fish and Game (CDFG) has the authority to reach an agreement with an agency or private party proposing to affect intermittent or permanent wetlands habitat, pursuant to Section 1602 (streambed alteration agreement) of the Fish and Game Code. In accordance with its policy of "no net loss of wetland habitats," CDFG requires mitigation for all impacts to any wetlands, regardless of acreage. Where a state-listed threatened or endangered species occurs on a project site, the CDFG also would be responsible for the issuance of a Memorandum of Understanding (MOU) to ensure conservation, enhancement, protection and restoration of state-listed threatened or endangered species and their habitats.

United States Fish and Wildlife Service. The U.S. Fish and Wildlife Service (USFWS) is authorized under the Endangered Species Act of 1972 (ESA) to establish lists of endangered and threatened plants and animals and to identify critical habitats for listed species. The U.S. Army Corps of Engineers would consult with USFWS as part of issuance of a Clean Water Act Section 404 Permit for any impacts to jurisdictional waters; however, none are anticipated as currently proposed.

San Diego Regional Water Quality Control Board. The San Diego Regional Water Quality Control Board (SDRWQCB) is one of nine regional boards under the California "State Water Resources Control Board" (SWRCB). Under the direction of the SWRCB, the SDRWQCB exercises authority under the Federal Clean Water Act and correlative state statutes to regulate the discharge of "waste" into waters of the United States within its San Diego region of influence. The federal act authorizes states to assume responsibility for administering the National Pollutant Discharge Elimination System (NPDES) including establishing effluent limits and water quality standards in connection with issuance of permits for projects, and for providing water quality regulation for dredge and fill activities through the Section 401 Water Quality Certification process.

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4.0 ENVIRONMENTAL SETTING

The following provides a general description of the environmental setting of the proposed project area. Information developed for the setting was established at the time of release of the Notice of Preparation (November 21, 2009). Please refer to Sections 5.1 through 5.14 for a detailed description of the environmental setting as it relates to each environmental topic analyzed in the EIR.

The proposed Dos Colinas project site comprises 55.7 acres of land located in the northeastern quadrant of the City of Carlsbad. Located approximately 30 miles north of downtown San Diego, Carlsbad has a population of nearly 107,000 people. Carlsbad is bordered to the north by Oceanside, to the south by Encinitas, to the east by Vista and San Marcos, and to the west by the Pacific Ocean. The project site is generally located north of Sunny Creek Road, east of El Camino Real, and south of Cannon Road. The future alignment of College Boulevard Reach "A" will define the eastern boundary of the Continuing Care Retirement Community (CCRC) site and the western boundary of the affordable housing site. Regional access is provided by Interstate 5 and State Route 78, located approximately 3 miles west and 2.5 miles north of the project site, respectively. Local access to the site will be provided by the proposed extension College Boulevard (defined as Reach "A" pursuant to the Calavera Hills Master Plan Phase II, Bridge and Thoroughfare District No. 4 and Detention Basins EIR 98-02, SCH No. 99111082). College Boulevard is a major arterial road which currently intersects with El Camino Real to the south and Cannon Road to the north.

Topographically, the site varies considerably and ranges in elevation from approximately 60 feet to 144 feet above mean sea level. Figure 5.11-1 (see Section 5.11, Grading and Aesthetics) depicts the existing topography of the site. Generally, the topography of the CCRC site is dominated by two large hills located within the eastern half of the site and low-lying terrain along the southern and western boundaries of the site. The affordable housing site is generally flat and the elevation change from northern property line to the southern property line amounts to approximately three feet. With the exception of an unoccupied single-family residence and ancillary equestrian-related structures, a majority of the project site is currently vacant land comprised of native and non-native vegetation. Large portions of the project site have been historically used for agricultural purposes. Agua Hedionda Creek generally runs from east to west across the property and defines the northern boundary of the affordable housing site and the southern boundary of the CCRC site. An unnamed tributary to Agua Hedionda Creek is located north of Agua Hedionda creek and the affordable housing site. Little Encinas Creek, which is a tributary to Calavera Creek, is located north of the CCRC site and adjacent to the proposed off-site sewer improvements.

CCRC Site- Adjacent Land Uses

Land uses surrounding the Continuing Care Retirement Community and RV storage/garden area vary considerably and include a recreation parcel developed with tennis courts for the residents of the Rancho Carlsbad Estates and vacant land proposed to be developed with a high school on the Carlsbad Unified School District property to the north; vacant land approved for the development of the future extension of College Boulevard Reach "A," two single-family subdivisions and a multi-family project (i.e., Cantarini Ranch and Holly Springs, EIR No. 02-02, SCH. No. 2002101081) to the east; the Rancho Carlsbad golf course, equestrian area and the southern portion of Agua Hedionda Creek to the south (the northern portion of the

creek is located within the project site); and Rancho Carlsbad Estates, a 504-unit condominium mobile home park to the west.

Affordable Housing Site- Adjacent Land Uses

Land uses surrounding the affordable housing site include an undeveloped, privately-owned parcel and the northern portion of Agua Hedionda Creek to the north (the southern portion of the creek is located within the project site), the Terraces at Sunny Creek affordable multi-family development (high density) to the east, a vacant sliver of land associated with the Terraces development as well as the Terraces single family residential development to the south, and vacant land and equestrian-related structures to the west. Figure 4-1 depicts an aerial photograph of the project site and surrounding land uses.

A majority of the project area is located within a Proposed Standards Area of the Habitat Management Plan (HMP) for Natural Communities in the City of Carlsbad. Habitats within the study area consist predominately of extensive agriculture with inclusions of native wetland and upland communities, as well as non-native upland communities. A limited amount of Diegan coastal sage scrub is located on hillsides throughout the project area as well as a pocket of disturbed valley needlegrass grassland. Southern Sycamore-Alder riparian woodland is a wetland community associated with Agua Hedionda Creek. Coastal and Valley Freshwater Marsh is a wetland community associated with Little Encinas Creek. A variety of invertebrates, amphibians, reptiles, birds, and mammals occur in the habitat of the site. Special Status flora species in the project area includes the California adolphia and the southwestern spiny rush. Special status fauna species include the monarch butterfly, California gnatcatcher, least Bell's vireo, loggerhead shrike, Nuttall's woodpecker, and Cooper's hawk.

The project area is underlain by Pleistocene-age terrace deposits (Bay Point Formation), sedimentary layers of the Eocene-aged Santiago Formation, and artificial fill. There are no faults traversing the project site, although a number of minor faults have been mapped in the general site vicinity. The site is approximately 13 kilometers to the east of the Rose Canyon fault zone. Other active fault zones in the region that could affect the project site include the Coronado Bank, San Diego Trough and San Clemente fault zones to the southwest and the Elsinore and San Jacinto fault zones to the northeast.

A majority of the project site drains to Agua Hedionda Creek. Runoff from the slopes located in the northern portion of the CCRC site flow in a northerly direction to a single point of discharge eventually draining to Calaveras Creek, which converges with the Agua Hedionda Creek at the northeast corner of El Camino Real and Cannon Road. Agua Hedionda Creek eventually discharges to the Agua Hedionda Lagoon within the Carlsbad watershed. Agua Hedionda Creek is part of the Carlsbad Hydrologic Unit, Agua Hedionda Hydrologic Area, and the Los Monos Hydrologic Subarea.

With respect to air quality, the project site is located in the northwestern coastal portion of the San Diego Air Basin. The San Diego Air Basin continues to have a transitional-attainment status of federal standards for Ozone (O₃). The Basin is either in attainment or unclassified for federal standards of carbon monoxide, sulfur dioxide, nitrogen dioxide, particulate matter (less than 10 microns), and lead. San Diego County areas in general are also in attainment of state air quality standards for all pollutants with the exception of ozone and particulate matter (less than 10 microns).

9/16/10



Dos Colinas EIR

Aerial Photo

FIGURE

4-1

The Native American cultures that have been identified within a five-mile radius of the project consist of the possible Paleo-Indian manifestation of the San Dieguito Complex, the Archaic Horizon represented by the La Jolla Complex, and the Late Prehistoric Luiseño Indians. The San Dieguito may have been the first culture to migrate into the coastal plain at San Diego and they occupied the region between 10,000 and 8,000 Years Before Present (YBP). Two previously recorded prehistoric sites were encountered at the project site, but were evaluated as not significant.